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Venice Take Away: The British Pavilion at the 13th Venice Architecture Biennale / RIBA Ideas to Change British Architecture Season

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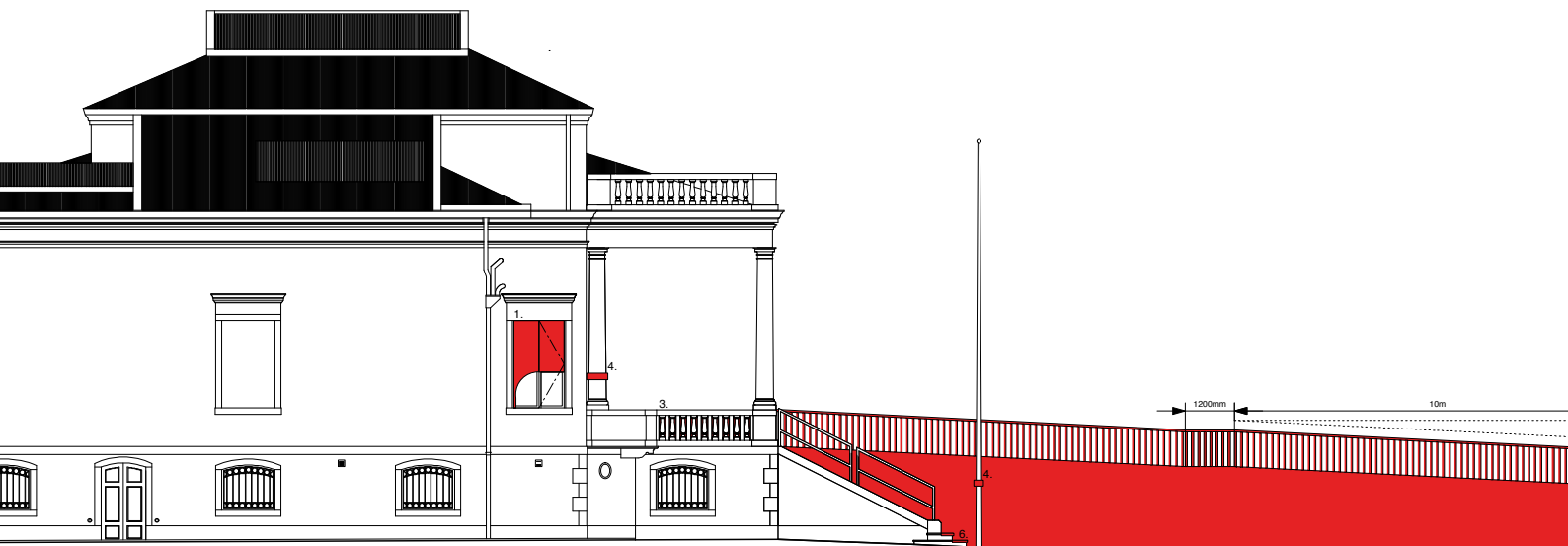
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BRITISH STANDARD / **LAGOS EXCEPTION**



Research Portfolio
Non-Textual Output

Exhibition

Venice Take Away: Ideas to Change British Architecture
The British Pavilion at the 13th Venice Architecture Biennale
The British Council

British Standard / Lagos Exception

Liam Ross & Tolulope Onabolu

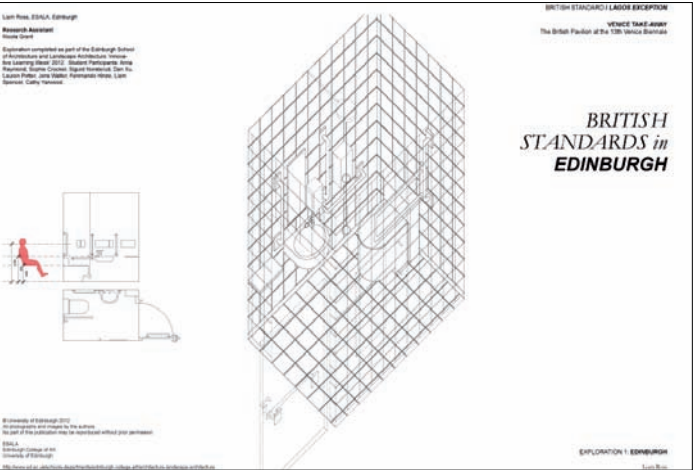
In Britain's current architectural climate many practices consider the industry to be over-regulated. Architects argue that burdensome building standards stifle innovation and creativity, resulting in monotonous design. At the same time practitioners acknowledge a need for the state to take responsibility for the population's health and safety. Architects Liam Ross and Tolulope Onabolu travelled to Lagos, Nigeria to reframe this debate and offer an alternative critique of regulation through an examination of risk, personal responsibility and sovereignty. The exploration compares Edinburgh and Lagos – two quite different legislative structures – and reflects on the different ways they distribute risk and responsibility between the state and individual. Their research provides a critique of the inclusive and universalist rhetoric of British building regulations and suggests that the purpose of rules is actually to generate the possibility of exceptions.

This portfolio presents the authors contribution to the 'Venice Take Away' project, commissioned by the British Council and exhibited at the British Pavilion for the 13th Venice Architecture Biennale. This project invited contributors to make explorations of architectural practices around the globe, in order to contribute 'Ideas to Change British Architecture'. The authors contribution engaged with the curatorial theme by offering to reframe the domestic debate on building regulation, typified by a concern that regulation leads to monotonous design, and is economically burdensome. Through explorations of the regulatory context of Britain and Nigeria, the authors offer an alternative critique, showing that regulation is an economic instrument that operates by generating advantageous 'states of exception'. Examples of such exceptions are illustrated, within the cities of Edinburgh, Lagos and the British Pavilion itself. The research was conducted in a number of modes, including workshops with students, drawn and photographic survey, textual research, and interviews with architects, contractors, lawyers and regulators. This portfolio presents that research through two booklets exhibited in a 'Research Emporium' at the pavilion, curated by others. A third booklet presents an associated installation designed by the authors. An interview outlining the authors ambitions for the project, and a log of their research explorations are included. The authors contribution to the exhibition catalogue, and associated media clippings are submitted separately. The project was selected for inclusion by an advisory panel on the basis of competitive pitch, which received 118 proposals. The exhibition received over 100,000 visitors, and widespread media attention. Oliver Wainwrights article for Building Design singles out the authors contribution for praise. The authors have presented the research material in other contexts, including the ECA Design School Lecture Series and the New Glasgow Societies 'Parallel Cities' event. The exhibition will transfer to the RIBA February 2013, accompanied by a series of panel discussion. The authors are organizing and participating in a debate engaging proposals for de-regulation, with and invited panel of politicians, regulators and architects.

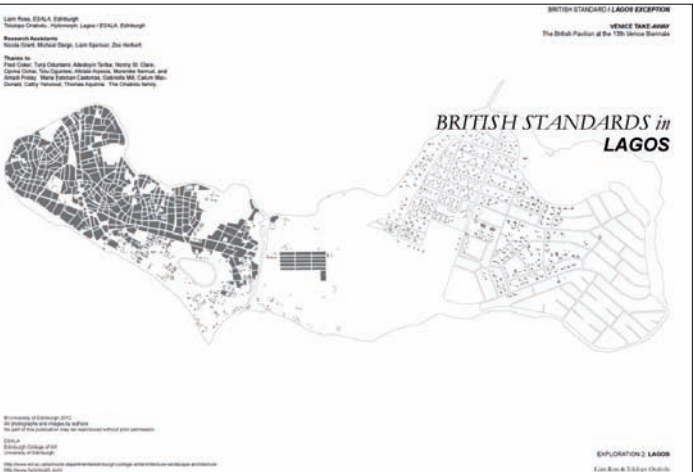
Designer of exhibition intervention. Author of catalogue contribution. Principal Investigator for research; research co-authored in part by Dr Tolulope Onabolu, Edinburgh College of Art, and with research-assistance from ESALA students. For detailed attribution of authorship of each research component, please refer to attached documentation.

British Standards in Edinburgh

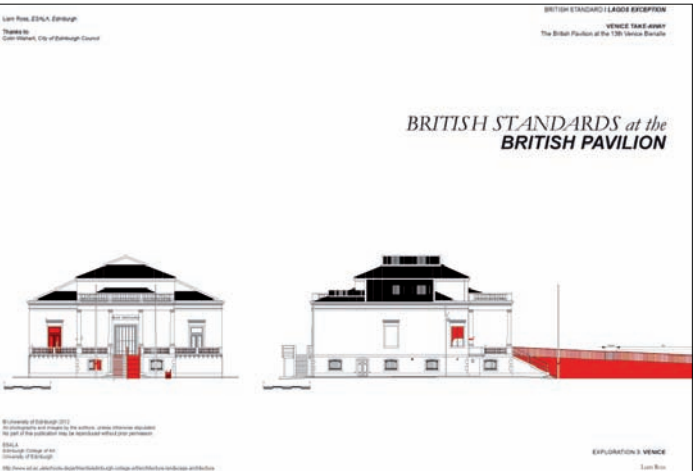
Folio documenting research exploration 1
Exhibited in 'research emporium' curated by others.



British Standards in Lagos
Folio documenting research exploration 2
Exhibited in 'research emporium' curated by others.



British Standards in Lagos
Folio documenting exhibition installation in
British Pavilion, Venice Architecture Biennale, 2012



Explorers Questionnaire

Liam Ross / Tolulope Onabolu

Why did you want to be part of Venice Takeaway?

We responded to the Venice Take Away competition in order to engage with the debate on regulation in British Architecture. This debate seems to be at an impasse. On the one hand, most British architects consider the industry over-regulated, and suggest that buildings standards distract architects from design, stifle innovation and creativity, and lead to standardized and monotonous designs. On the other, most British architects acknowledge a need for government to take responsibility for the populations health, safety, and convenience. This seems a recipe for disciplinary impotence, through which architects imagine the possibility of a risk-free creative practice. We wanted to re-frame this debate, by thinking differently about risk and responsibility. If it is only through exposure to risk that we develop responsibility, the problem with regulation is not the freedom it takes away, but rather the freedom that it grants. Regulations free us – architects, clients, buildings users - from the ability to take responsibility for ourselves. We wanted to explore the spaces that are left for architects, clients and building users to take risks, and to assume personal responsibility.

Where did your idea come from?

The idea for the exploration developed in two stages. The first was through a week-long workshop with students at the Edinburgh School of Architecture and Landscape Architecture. We asked students to choose a single 'British Standard' and to survey Edinburgh through it, drawing out the parts of the built environment that it determined. The student's drawings show that a great deal of our contemporary architecture looks like the clauses of building regulations set in bricks and mortar. The second stage of the exploration developed as a means to compare Edinburgh – a city with a highly formalised set of regulations, a highly regulated re-distribution of risk - with a less regulated city. How would the same risks be managed in this less regulated city? What tactics would individuals adopt to manage that risk? We chose Lagos because it's Tolu's home town, but also because it is a former British settlement; we expected to discover imported or inherited 'British Standards' to compare.

Did you discover what you set out to find, or something different?

We didn't find what we were looking for. We had hoped to record the behaviour of individual lagosians, through film and photography. However, we quickly discovered that this would be impossible. It is very difficult to take photographs or films in Lagos, indeed, there is a reluctance and a hostility towards the capturing of any personally invested property in Lagos - from the self, to the home, to places of employment or perceived national heritage, on camera. We decided, then, to shift our focus to concentrate on differences in the regulatory apparatus, and to documentation of the physical fabric of the city.

What was the most surprising thing you found out?

The most surprising thing we discovered was the Lagos State Physical Planning and Development Regulations themselves. It surprised Tolu to find them at all; he, and other Architect's and Lawyers we had interviewed, didn't know that they existed. It was also surprising how difficult they were to find; a three hour drive to the Lagos State Secretariat, a personal meeting with the Director of Urban Development, some convincing, some collateral and two hours at an outdoor single-sided photocopier was required to secure a copy; though the regulations are printed in batches of 1000 every 5 years, when we arrived, there was only a single copy left. There were also surprises in the contents; we learned that a decisive piece of planning legislation, that defines the urban character of Lagos - the 'setback' rule – was devised as a means to stop the spread of fire between thatched roofs after the fires of 1870 and 1871. Though it is no longer required to control fire, the regulation is still enforced as a means to allow the State to summarily re-locate development as required for road and infrastructure expansion. We found this very interesting because, even though no development is permitted within the area of 'setback', in practice it is the most vibrant space in the city, occupied by ad-hoc and temporary development, kiosks, garden centres and mosques, bars, gin-drinkers and mendicants. The setback is a legally defined zone of extra-legality. We decided to make a photographic survey of the occupation of this zone.

What was the most challenging part of your trip?

Again, gaining permission to take photographs was difficult, and in some ways this difficulty was the most interesting thing that the survey revealed. It took 24 hours for the British Council, our client, to grant clearance for us to photograph the street frontage of their offices, and we were required to take the photograph while the offices were closed, to ensure that no members of the public were seen entering or leaving the building. While photographing other frontages and stepback – from Ikoyi to Lagos Island - we set up a camera and tripod visibly, asking permission to anyone present. Most private individual declined. Occasionally a shop keepers or a guard agreed, for a small tip. Despite these precautions, after taking a photograph which included the Lagos State Police Headquarters in the background, we were arrested and our equipment held for 24 hours. We were released, having not broken any law, but after the photograph was destroyed; not even the Lagos State Police Commissioner could not retrospectively grant permission for its being taken.

How has the experience affected and changed your own work?

This is the first work we have done together, and it was an exciting opportunity to bring together our interests in architecture and law. For me (Liam), the opportunity to think about regulation in the context of a former British colony highlighted the importance of the 'reg' (King) in regulation; the exploration made me connects concepts of law and personal responsibility with that of Sovereignty, suggesting that writing law is a means of generating an exception from it. For Tolu, the exploration ignited an interest in fieldwork, and was an opportunity to consider the possibility of an anthropology purged of exotica.

How do you plan to take forward the project in the future?

We would like to use the project as a platform to engage with policy in both Britain and Nigeria, proposing revisions to British Standards concerning safe cleaning of windows, and engaging with the ongoing consultation procedure on the first detailed set of building standards in Nigeria.

How has the project expanded your international connections?

Besides developing a relation with the British Council, both explorations provided an opportunity to meet local architects and other construction industry professional, regulators, and other ambassadors of the arts.

Expedition Log

Edinburgh / Lagos

Travel Log	British Standards / Lagos Exceptions: Liam Ross & Tolulope Onabolu
Expedition title (current)	Edinburgh: (British Standards: Biopolitics and the Technical Standards in Edinburgh) Liam Ross (Architect, Lecturer); Nicola Grant, Sigurd Norsterud, Lauren Potter, Anna Raymond, Liam Spencer, Fernando Hinze, Jens Walter, Dan Xu, Cathy Yarwood. (students)
Expedition team (inc status/role)	20th - 24th February
Dates in the field	Camera: Cannon EOS 100D Camera.
Equipment	Studio workshops
Communications	Edinburgh
Origin (City, country)	N/A
Main Destination(s) (City, country)	N/A
Route	N/A
Travel mode (inc flight no etc)	Foot
Visa/Permits (Issuing Body)	N/A
Insurance	N/A
Risk assessments	N/A
Innoculations/Vaccinations	N/A
Accommodation	N/A
Fieldwork: Places/buildings/people visited	
	Various buildings in Edinburgh including; Corinthian Quay, Granton; Tesco car-park, Leith; Student Housing, Cowgate; Hume Tower, Buccleaugh St.; Grassmarket; Nicholson Square; Majestic Wine Warehous, Leith Walk, Department of Architecture, Chambers St.; Edinburgh College of Art, Lauriston Pl.
Visits (place/building/organisation)	Various window arrangement in Edinburgh including; St Vincent Place development, AMA Homes, St Vincent Place.
People interviewed (+ position held)	Interviewee 1 - Phillip MacDonald (Partner, Oberlander Architects, Edinburgh)
Logged 'Incidents'	N/A
Expedition records/data collected	
Photos (+ format)	multiple photographs (varying format)
Explorer's sketches (number, medium)	N/A
Drawings/Images/Artwork (+ source)	9 No. Axonometric Drawings (.dwg format). 9 No. Diagrammatic studies of regulations (.dwg. Format)
Models and other artefacts	10 puppets, gifted by Ms Carmen Barreto, Rio.
Recordings (Audio)	Interviews recordings (.amr format)
Recordings (Video/film)	N/A
Maps	N/A
Reference books	BS8213: Design for safety in use and during cleaning of windows, doors and door-height windows; BS8300: Design of buildings and their approaches to to meet the needs of disabled people; Secured by Design Principles; Designing out Crime; International Statistical Classification of Diseases and Related Health Problems 10th Revision; General Register of Scotland Vital Events Reference Tables 2010; Office for National Statistics Tabled 5.19, Deaths: underlying cause, sex, age group; external causes of death, England and Wales, 2010.
Key journals/magazines/articles	N/A
Useful weblinks	N/A
Marginalia	N/A
Expedition	
Key words (max 5)	Regulation, Accessibility, Crime, Biopolitics
Additional expedition sponsors/funders	University of Edinburgh: Exploration completed as part of 'Innovative Learning Week' 2011/12.
Key Acknowledgements	Nicola Grant, Phillip MacDonald.
Planned research/actions still outstanding (& dates)	
Site Visits	N/A
Photography	N/A
Films	N/A
Meetings	N/A
Interviews	Interviewee 2 - Resident, St Vincent Place Interviewee 3 - Window Cleaner, Geig Avinou, Edinburgh
Planned Future Collaborations	
Intended collaborations/exchanges	Documentation of exploration to be used to support letter to Bill Dodds, Head of Building Standards, Scottish Government, calling for a removal of reference to BS8213 from the Scottish Technical Standards, Domestic Handbook.
Potential exhibition destinations	Center for Contemporary Arts, Lagos. Edinburgh College of Art, Edinburgh.

Travel Log
Expedition title (current)
Expedition team (inc status/role)
Dates in the field
Equipment
Communications
Origin (City, country)
Main Destination(s) (City, country)
Route
Travel mode (inc flight no etc)
Visa/Permits (Issuing Body)
Insurance
Risk assessments
Innoculations/Vaccinations
Accommodation
Fieldwork: Places/buildings/people visited
Visits (place/building/organisation)
People interviewed (+ position held)
Logged 'Incidents'
Expedition records/data collected
Photos (+ format)
Explorer's sketches (number, medium)
Drawings/Images/Artwork (+ source)
Models and other artefacts
Recordings (Audio)
Recordings (Video/film)
Maps
Reference books
Key journals/magazines/articles
Useful weblinks
Marginalia
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Key words (max 5)
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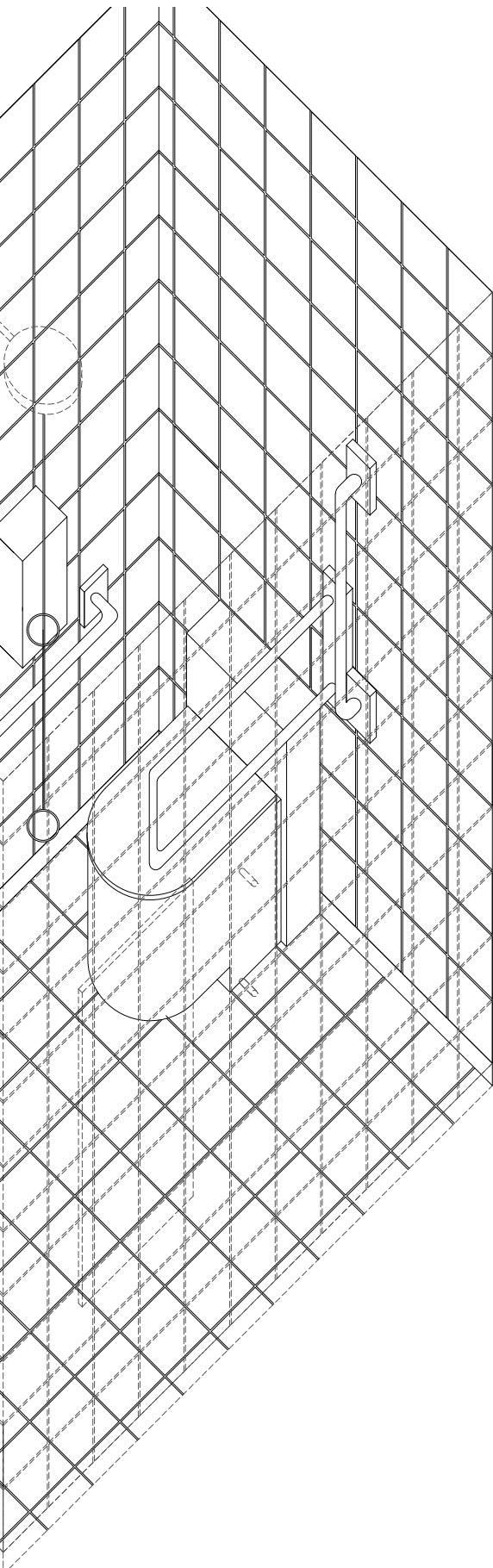
British Standards / Lagos Exceptions: Liam Ross & Tolulope Onabolu
Lagos (Lagos Exceptions:Inclusive Exclusions and Permissible Setback) Liam Ross (Architect, Educator); Tolulope Onabolu (Architect, Educator) 13th - 19th April 2012 Camera: Cannon EOS 50D. Tripod. Laptop: Macbook Phone, email Edinburgh, Scotland Lagos, Nigeria via Schipol Out: KLM flight KL1278/058t. Return: KLM flight KL0588/1277. Travel in Lagos: Private Driver: Amadi Friday, British Council Lagos. Nigerian Business Visa, single entry (Nigeria High Commission); International Certificate of Vacinntation or Prophylaxis. Edinburgh University Staff Travel Insurance (£20 one week worldwide) British Council, Risk Assessment 2012; University of Edinburgh Fieldwork Risk Assessment Boosters: Hepatitis A, Typhoid, Tetanus, Diptheria, Polio. Vaccines; Yellow Fever, Meningitis. Medication; Malarone, DEET. Rented apartment, Ikoyi
Ministry of Physical Planning, Lagos State Secretariat Adedeny Coker Consultants Arbico PLC ABFR & Co. British Council Offices Lagos Motor Boat Club Tafawa Balewa Square The Ikoyi Club Photographic Survey of Permissible Setbacks, 33 locations, Ikoyi-Lagos Island
Tunji Odunlami, Director of Town Planning, Lagos State Government Fred Coker, Director, Adedenyi Coker Consultants (Architect) Afolabi Aiyeola, Project Executive, Arbico PLC (Contractor) Morenike Nedum, Partner, ABFR & co. (Lawyer) Ojoma Ochai, Assistant Director, British Council Lagos Tolulope Ogunlesi, Arts Director, British Council Lagos Photographic Survey of Permitted Setbacks Ikoyi - Lagos Island
Arrested while taking photograph of Lagos State Police Headquarters; held on suspicion of terrorism; access to lawyers refused; statement provided;interviewed and released by Lagos State Police commissioner; confirmed that no law prohibits photography of building, but permission to take photograph could not be granted - material destroyed)
409 Photos. (5184 x 3456 pixel .jpg format) Sketch survey - Gazzette Office, Lagos State Secretariat (Cabinet arrangement, stair section, location of photocopier) Plan, Section and Internal Elevation of Gazette Room, Lagos State Secretariat. Axonometric diagrams of 33 permitted setbacks. Figure/Ground plan of Lagos Island and Ikoyi at Independence (1960). N/A 6 recorded interviews, 3-60minutes in duration,(.amr format) 33 video recording, approx 30 second each in duration, 640x480pixels Lagos Street Map "Building Lagos" Kunle Akinsemoyin, Alan Vaughan-Richards, 1977. Lagos State of Nigeria Officall Gazzette, Volume 43 No. 23. Law No. 3: Physical Planning Laws. Lagos State of Nigeria Official Gazette, Volume 40, No. 6, LSLN 7 - Physical Planning Regulations
Foreign and Commonwealth Office Guide to Travellers: Nigeria Photographic record of equipment (insurance purposes) Vaccination Record Risk Assessment Documentation: British Council Risk Assessment Documentation: Univ. Edinburgh Travel Insurance Documentation
Regulation, Planning, Sovereignty, Colonisation, Lagos University of Edinburgh British Council Lagos, Onabolu family
Planned research/actions still outstanding (& dates)
Site Visits
Photography
Films
Meetings
Interviews
Planned Future Collaborations
Intended collaborations/exchanges
Potential exhibition destinations

Bisi Silva, Center for Contemporary Arts, Lagos (exhibition of work); Ministry of Physical Planning (attendance of consultation on first National Building Code)
Center for Contemporary Arts, Lagos. Edinburgh College of Art, Edinburgh.

BRITISH STANDARD / *LAGOS EXCEPTION*

VENICE TAKE-AWAY

The British Pavilion at the 13th Venice Biennale



BRITISH STANDARDS in EDINBURGH

EXPLORATION 1: **EDINBURGH**

Liam Ross

BRITISH STANDARDS *in* **EDINBURGH**

An Exploration of Edinburgh through BS8213: Design for safety in use and during cleaning of windows, including door-height windows and rooflights.

The design of the built environment in Britain is subject to a range of sophisticated legislative frameworks - including professional codes of conduct, planning requirements, technical standards, and modes of environmental assessment. These frameworks address a wide range of governmental concerns, including legal accountability, the right to develop land, health and safety, crime, and the preservation of fuel and power. Together, this regulatory apparatus acts to define the extent of our individual liberty, defining those “area[s] in which we should be left to do or be what [we] are able to do or be, without interference by other persons”. Regulations limit our individual freedoms where they are understood to pose a risk to the freedoms of others. Building Regulations, then, are a form of risk assessment; our technical standards seek to limit the possibility of harm, whether physical, social, or financial, to which the built environment exposes its occupants¹. In Britain, these standards are Universalist in ambition, they are applied to all, but derived from the size and capacity of the weakest: children, the elderly, and the infirm, ensuring that the design of the built environment does not disable them.

Legislating over a diverse range issues – such as anti-social behaviour, our sense of security, obesity, and concepts of community – British building regulations, and the built environment they legislate over, can be understood as part of an extension of the role of government to take an increasing degree of responsibility for the health, safety, and welfare of the biological life of the population. The increasing scope and specificity of this apparatus poses a series of concerns. First, by taking an increasing degree of responsibility for its population, the State frees that population from the opportunity to take responsibility for itself. With respect to architectural design, regulations free architects, clients and building users from the opportunity of making their own ‘risk assessments’, pre-determining the degree to which they are capable of taking risks and developing responsibility. Second, despite their Universalist ambition, these regulatory frameworks often formalise and enforce un-equal distributions of risk: rules always generate the possibility of their exception.

For example, British Standard 8213-1: 2004, Design for Safety in use and during Cleaning of Windows, provides detailed design recommendations for the size, arrangement, opening method and guarding of windows, door-height windows and rooflights, considering the risk of collision, entrapment and falls from height. It recommends that windows should be cleanable from within, without the use of a stepladders or cleaning devices, and without stretching, by 95% of the UK adult population. Drawing upon measurements of the strength and reach capacities of the fifth-centile of women in the 64-75 year age range, it recommends that the size of windows be limited so as to require a maximum overhead reach of 1825mm, and 556mm while reaching out. Through its incorporation into the Technical Handbooks, the Scottish Building Regulations, this Standard has had a profound effect upon contemporary architecture in Scotland, leading to the popularity of low-headed door type windows with Juliet balconies. However, in practice it is possible to find an exception to this rule. Architects, clients or building occupants can exempt themselves from this rule through ‘factoring agreements’, transferring the risk of window cleaning to professional window cleaning contractors. Consequently, small low-headed door type windows with Juliet balconies only appear on mid- to low-value housing developments.

Thus, counter to its ambitions to ensure that everyone has the ability to clean their own windows, the regulation (or more precisely, the possibility of exception that it generates) has formalised an economy of risk re-distribution. If an occupant can afford a factoring contract, they can have windows of any size. If an occupant can’t afford one (for instance, if they are ‘professional’ window cleaners themselves) windows must be limited to the size and shape of a weak, elderly woman. Regulation has not created the possibility of this economic exchange (it has always been possible for those with money to outsource risk) it has however, formalised and enforced it. Without BS8213, it would be possible for individuals to decide for themselves the degree of risk and responsibility they are willing to take when designing, commissioning, or cleaning windows. The regulation prohibits this, and produces a particular form of subject - the professionalised window cleaner - who is simultaneously *freed from* the ability to risk his body for himself, but *freed to* sell that risk to somebody else.

¹ for a further reflection on building regulation and modern architecture as a mode of risk-reduction, see Liam Ross, ‘Compliant Architecture: Regulatory Limits and the Materiality of Risk’, *Candide* No. 4, Actar, 2011.

overleaf

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A Drawn Survey of ‘British Standards’ in Edinburgh

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A Photographic Survey of Window Cleaning in Edinburgh

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Interview

Phil MacDonald, *Partner, Oberlander Architects*

A Drawn Survey of ‘British Standards’ in Edinburgh

A survey of the built environment of Edinburgh, demonstrating compliance with a range of technical standards, including:

BS8213: Window Cleaning

BS8300: Off Street Parking

BS8300: Ramps

BS8300: Handrails

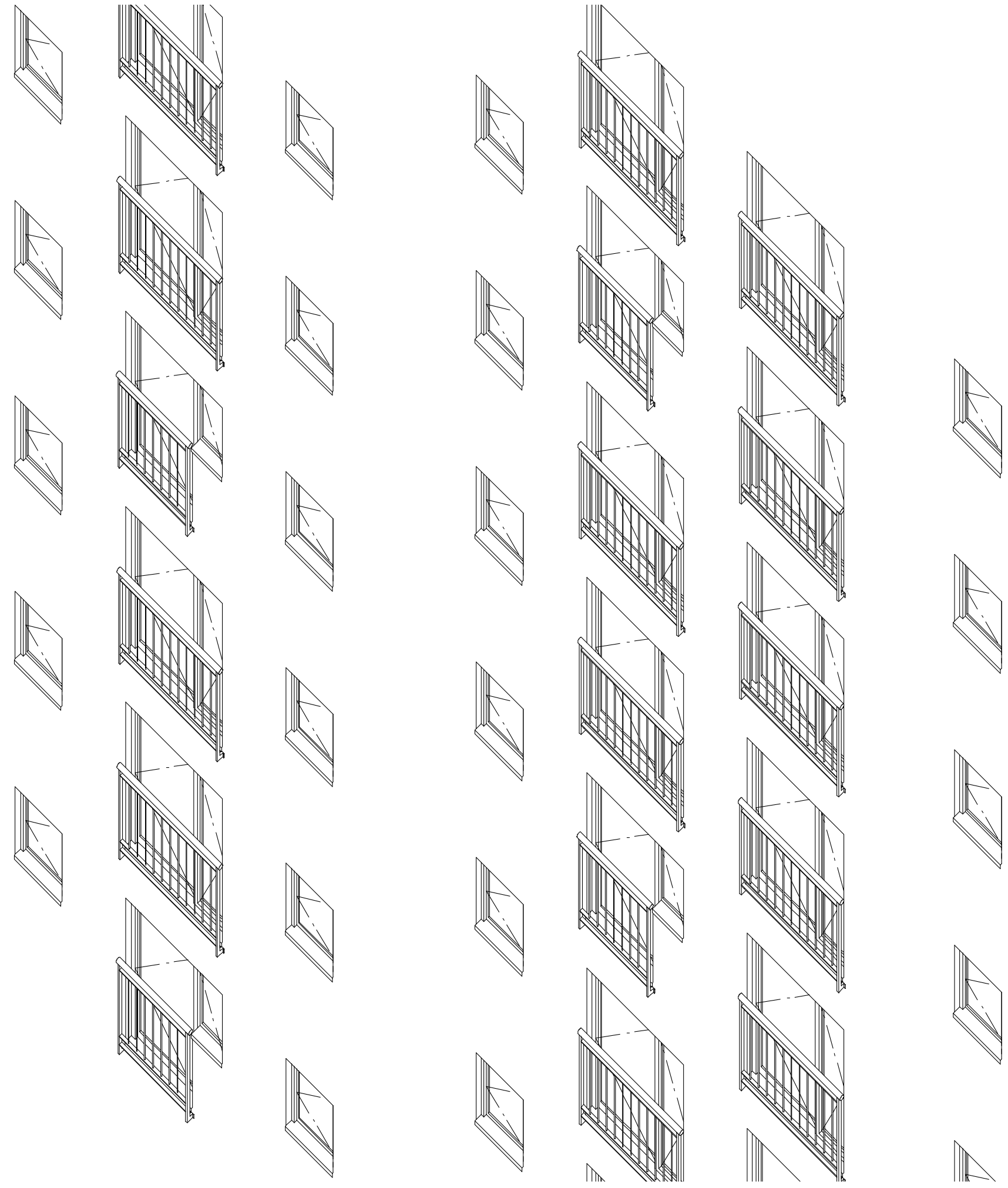
BS8300: Toilets

Secured by Design: Principle 5 - Open Space Management

Designing Out Crime: Street Furniture

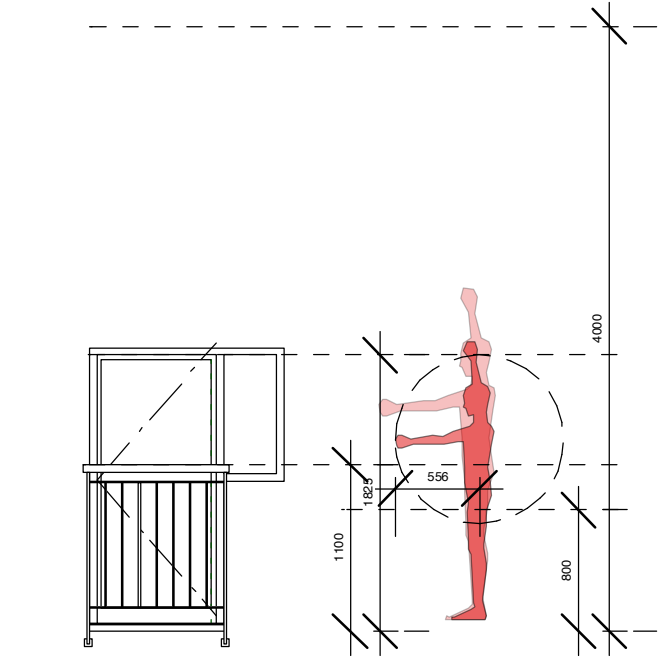
Designing Out Crime: Public Art

RSPB: Pidgeon Deterants

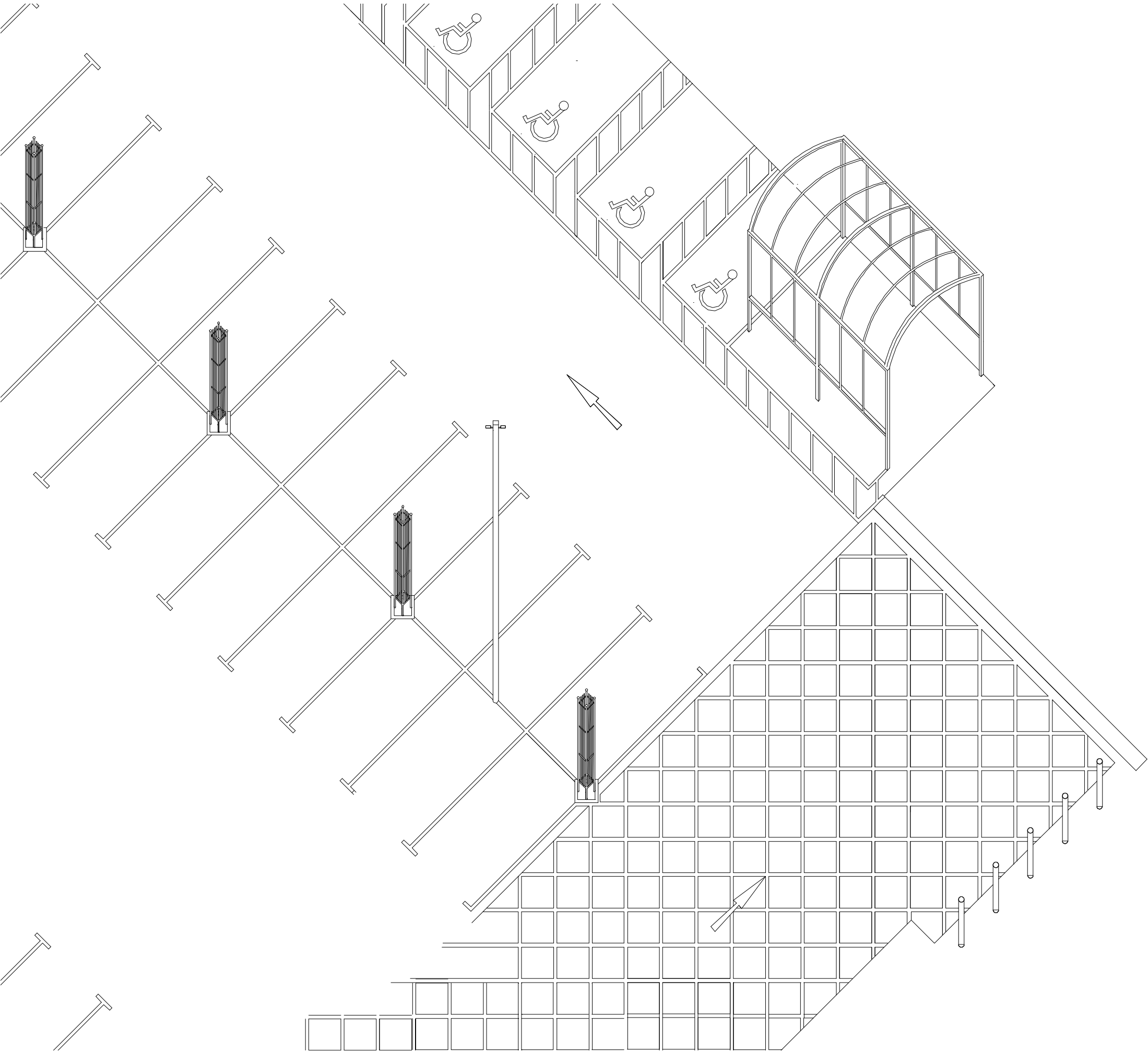


British Standard 8213: Design for safety in use and during cleaning of windows, including door-height windows and rooflights.

BS 8213 makes a detailed assessment of the risk of accidents posed by window cleaning, including the danger of a fall, and the threat of entrapment or collision. It considers a range of different window types (inward or outward opening, side, top or bottom hung, sliding, pivoted, louvered or fixed) and reachable configurations (reversible, opening in, reaching out, or cleaning from an adjacent light) assessing the effect of these technical specifications on risk exposure. It contains appendices that provide a digest of statistics published by the Department of Trade and Industry that measure reach capabilities for a range of populations, as well as measurements of the strength of the elderly while reaching. Clause 8 recommends that design for reach should accommodate the fifth percentile of the UK adult population, and concludes that window size should be limited so as to limit the maximum reach necessary to 1825mm reaching overhead, and 556mm reaching out.

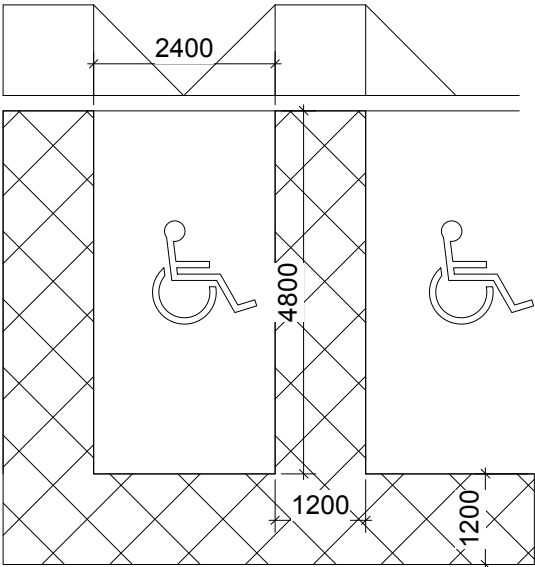


EDINBURGH
WINDOW CLEANING
BS8213: Windows, Doors and Rooflights



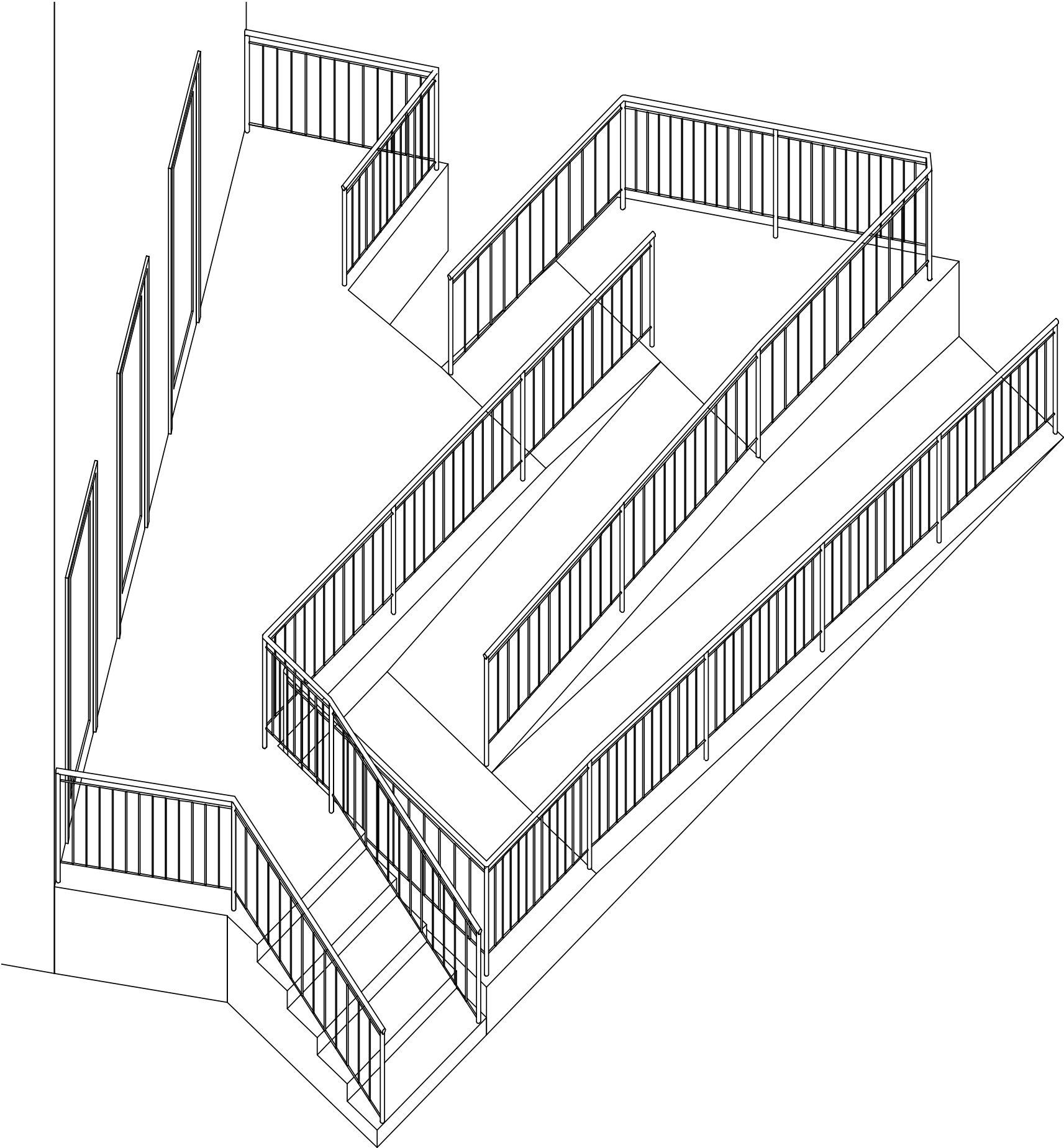
British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people.
4.2 Designated Off-street Parking

Car parking, garaging, setting-down and picking up are important activities at the beginning or end of journeys. The driver of a vehicle (alone or accompanied) or a passenger might be disabled and might need to enter or leave the vehicle using a transfer hoist that is usually semi-permanently attached to the vehicle. Alternatively, it might be necessary for an assistant to alight from a vehicle first, then assist a disabled companion to do the same. When picking up, an assistant might need to park temporarily to escort disabled people who are waiting inside premises back to their vehicle. A zone of 1 200 mm wide should be provided between designated parking spaces and between the designated spaces and a roadway (without reducing the width of the roadway) to enable a disabled driver or passenger to get in or out of a vehicle and access safely the boot or rear hoist. These zones should be marked with markings contrasting visually with the surface to which they are applied.



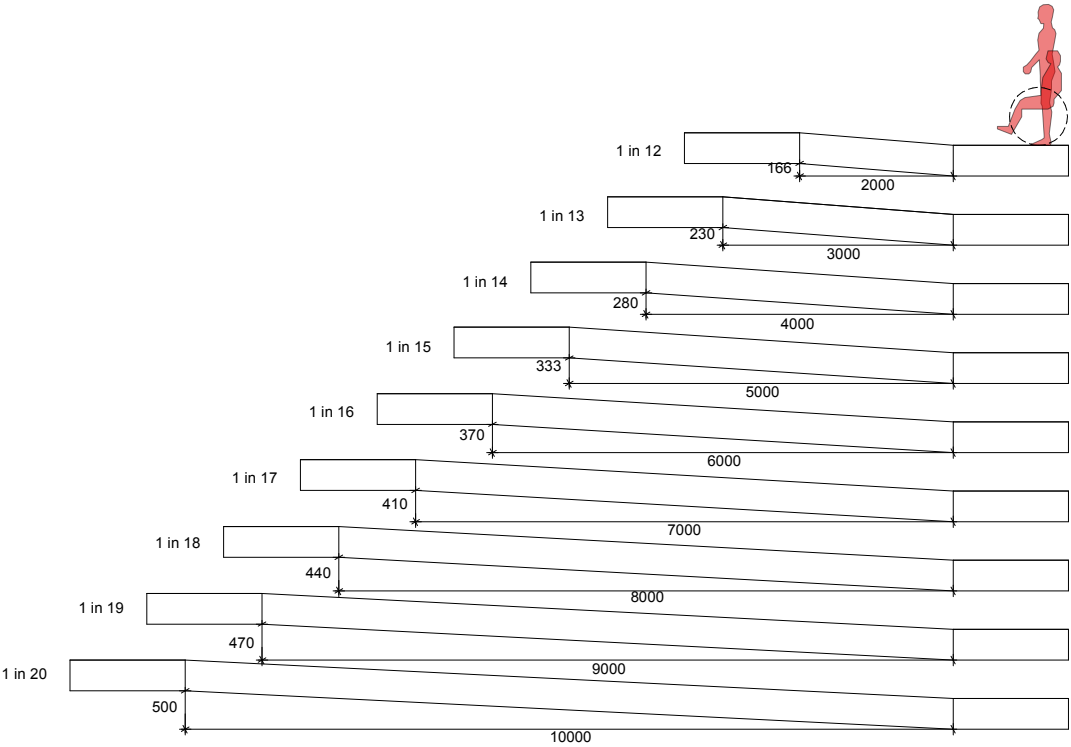
EDINBURGH
PARKING
BS8300: Access for the Disabled

Tesco, Leith Walk



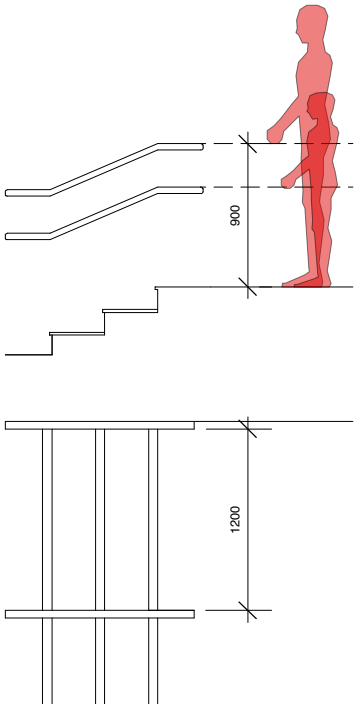
British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people.
5.9 External Ramped Access

If a change in level along the access route is unavoidable, it will be necessary to provide a sloped surface on which a wheelchair user can travel. However, as some ambulant disabled people have difficulty using ramps, it is undesirable for a ramp to be the only approach to a building. The key issues in the design of a ramped access route are the gradients of flights and the distances between landings. Where the gradient is too steep or an individual flight too long, a wheelchair user might not have sufficient strength to propel him- or herself up the slope. If the gradient is too steep, there is also the danger of a wheelchair user falling out forwards when going downhill, or of a wheelchair tipping over backwards when going uphill. Control and braking are also difficult on steep gradients.



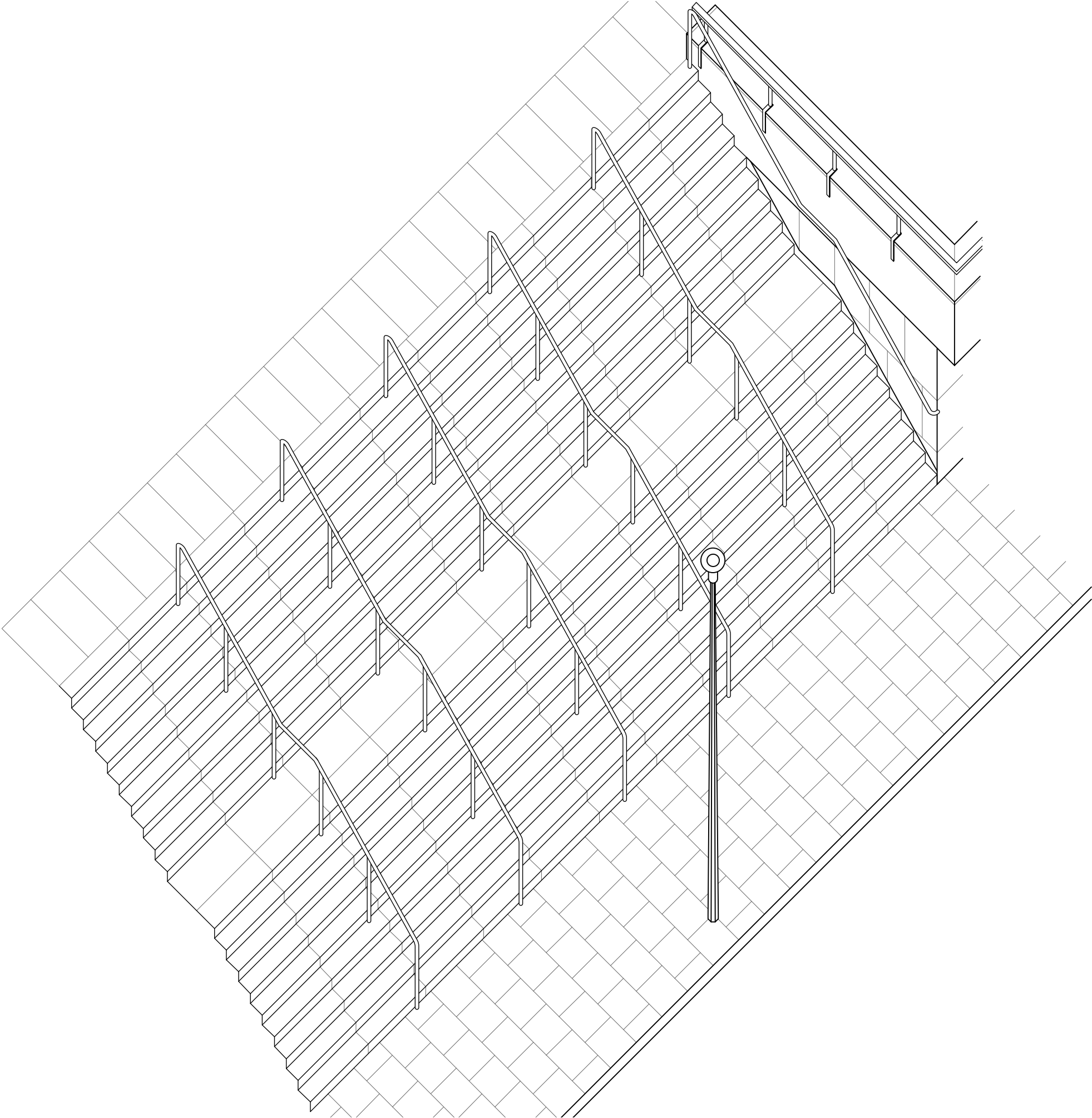
British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people.
5.10 Handrails to Stepped and Ramped Access

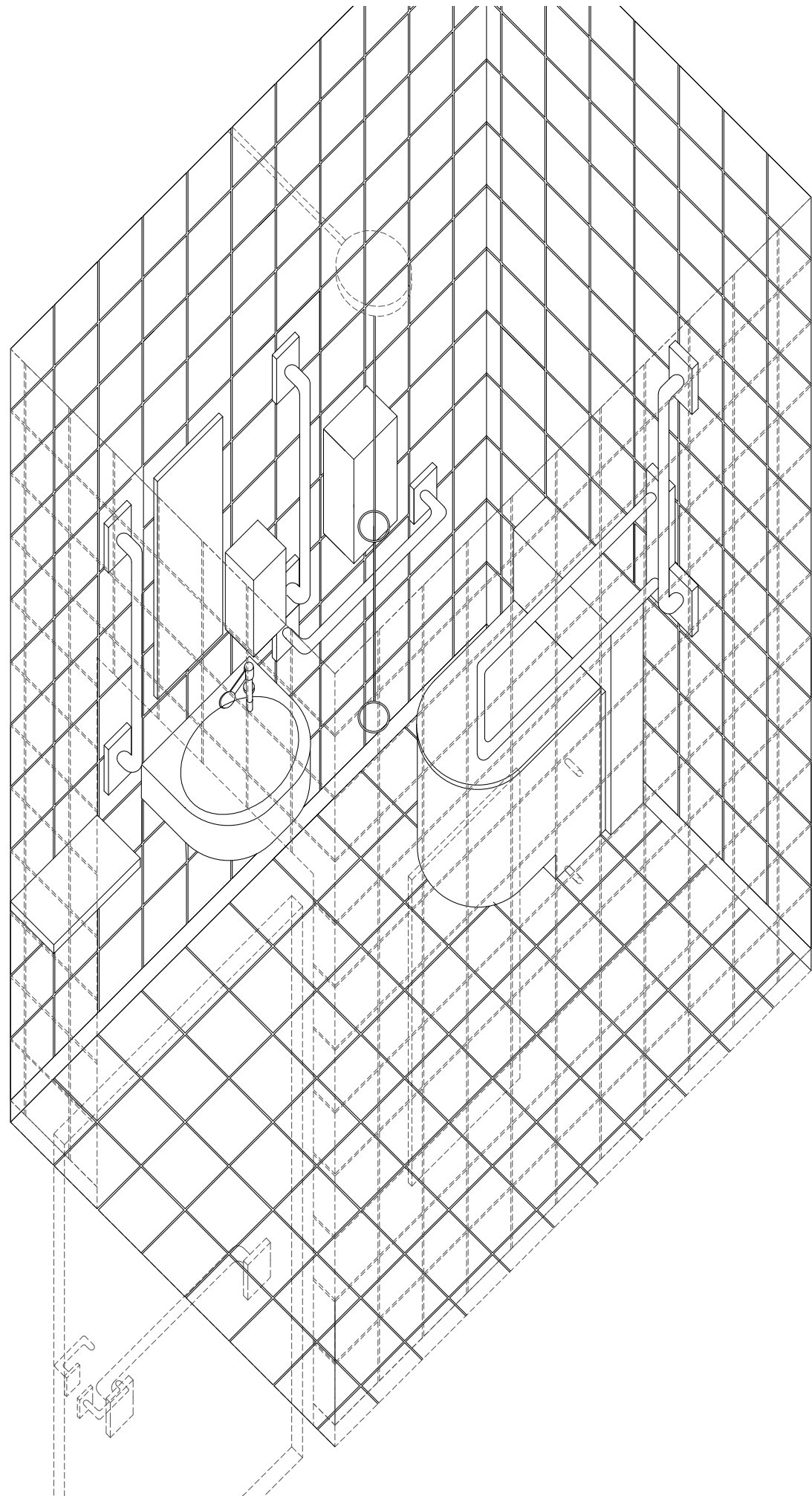
A handrail should be provided on each side of a ramp or stair flight, throughout its length. The top surface of the handrail should be between 900 mm and 1000 mm from the surface of the ramp or pitch line of a stair and between 900 mm and 1 100 mm from the landing. An ambulant disabled person might be weaker on one side and, therefore, a handrail on each side of the flight is essential for support, for ascending and descending longer ramps. The division of wide flights of ramps or steps into separate channels will allow an individual who might have less strength on one side or the other to be within easy reach of support. This is particularly important when many other people are using the steps or stairs at the same time.



EDINBURGH
HANDRAILS
BS8300: Access for the Disabled

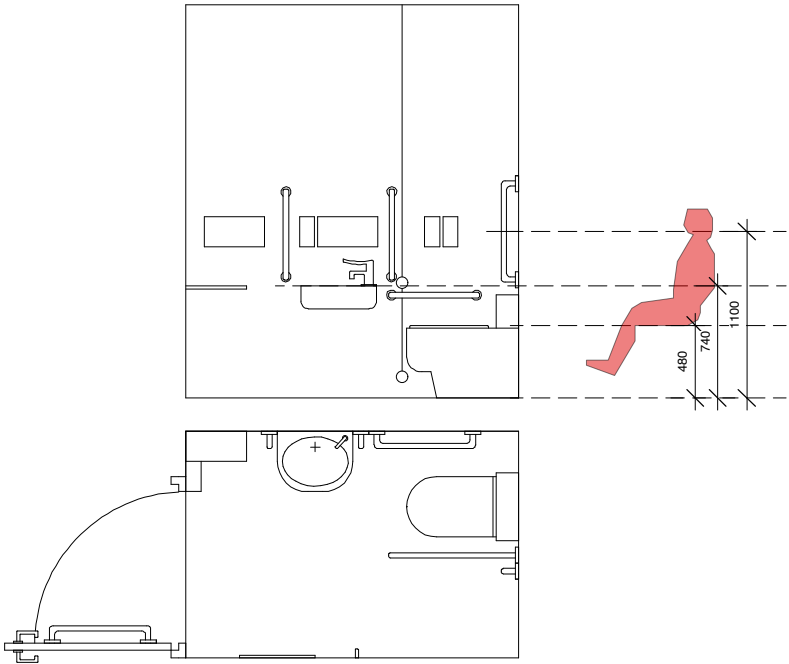
Hume Tower



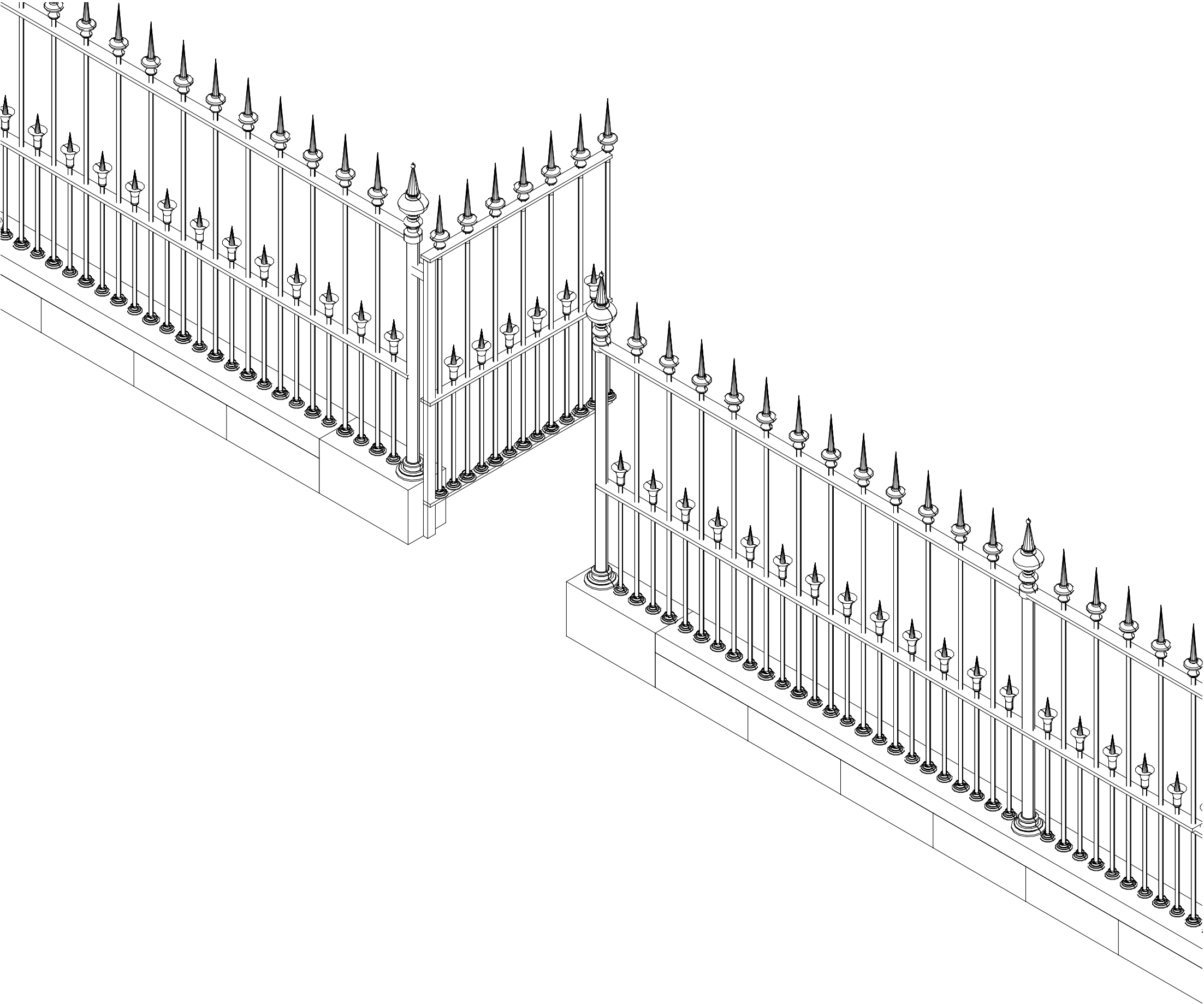


British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people.
12.6 Toilet Accomodation

Disabled people should be able to find and use suitable toilet accommodation no less easily than non-disabled people. The space requirements for suitable toilet accommodation are generally driven by the needs of wheelchair users, although the facilities might also be used by people with other disabilities, such as blind and partially sighted people with assistance dogs. The suitability of toilet accommodation depends on the extent to which wheelchair users and ambulant disabled people are able to approach, transfer to and use sanitary facilities. The correct relationship of WC to basin and other accessories, and to the space required for manoeuvring, is critical in enabling disabled people to adopt various transfer techniques that allow independent or assisted use of sanitary facilities.



EDINBURGH
TOILETS
BS8300: Access for the Disabled



Secured by Design Principles
5 Open space provision and its management

The provision of adequate areas of open space within new development for the benefit of present and future generations is an important planning objective, and makes a significant contribution to its character and in providing recreational facilities. Locally adopted Development Plans normally include policies specifying requirements which developers must adhere to in the provision of private and public open space. The provision of open space must be considered as an integral part of the overall scheme design, and its functions must be clearly defined. In an environment which is well designed, attractive, clearly defined and well maintained people are likely to take pride in their surroundings, will tend to feel comfortable and safe and have a sense of shared ownership and responsibility. A clearly defined environment means one in which there is no ambiguity as to which areas are private, which are public, and how the two relate to one another. There may be transitional zones of semi-public or semi-private space, or there may be strong physical demarcation between public and private areas by means of a wall, fence or hedge. The critical point is that the environment should be capable of being easily understood by those experiencing it.

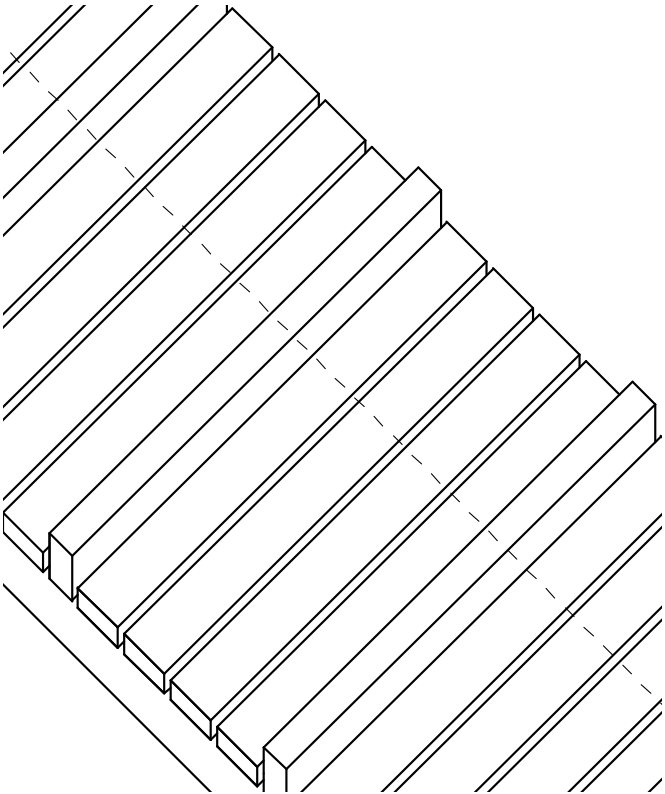
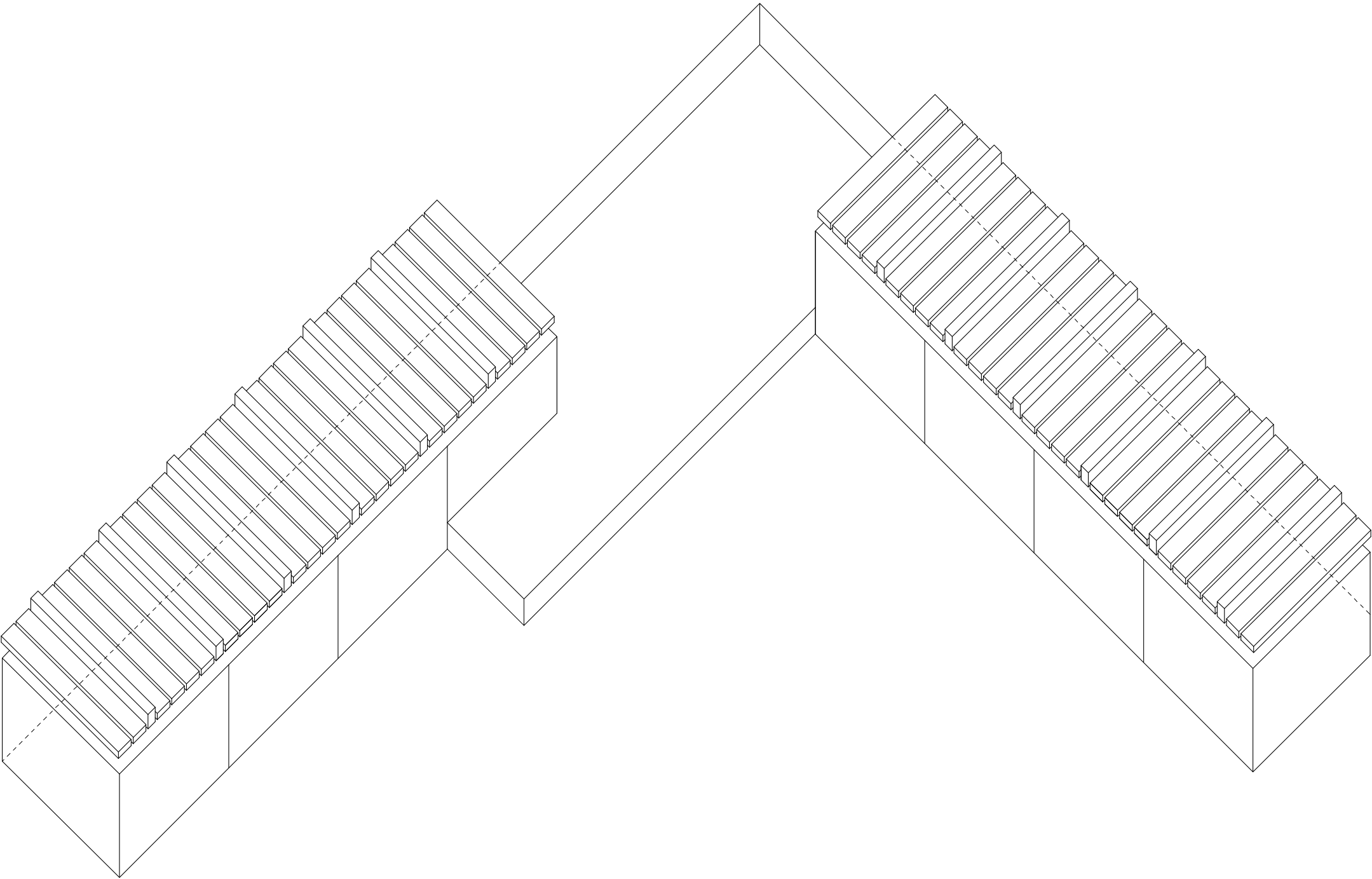


EDINBURGH
FENCES
Secure by Design

Nicholson Square

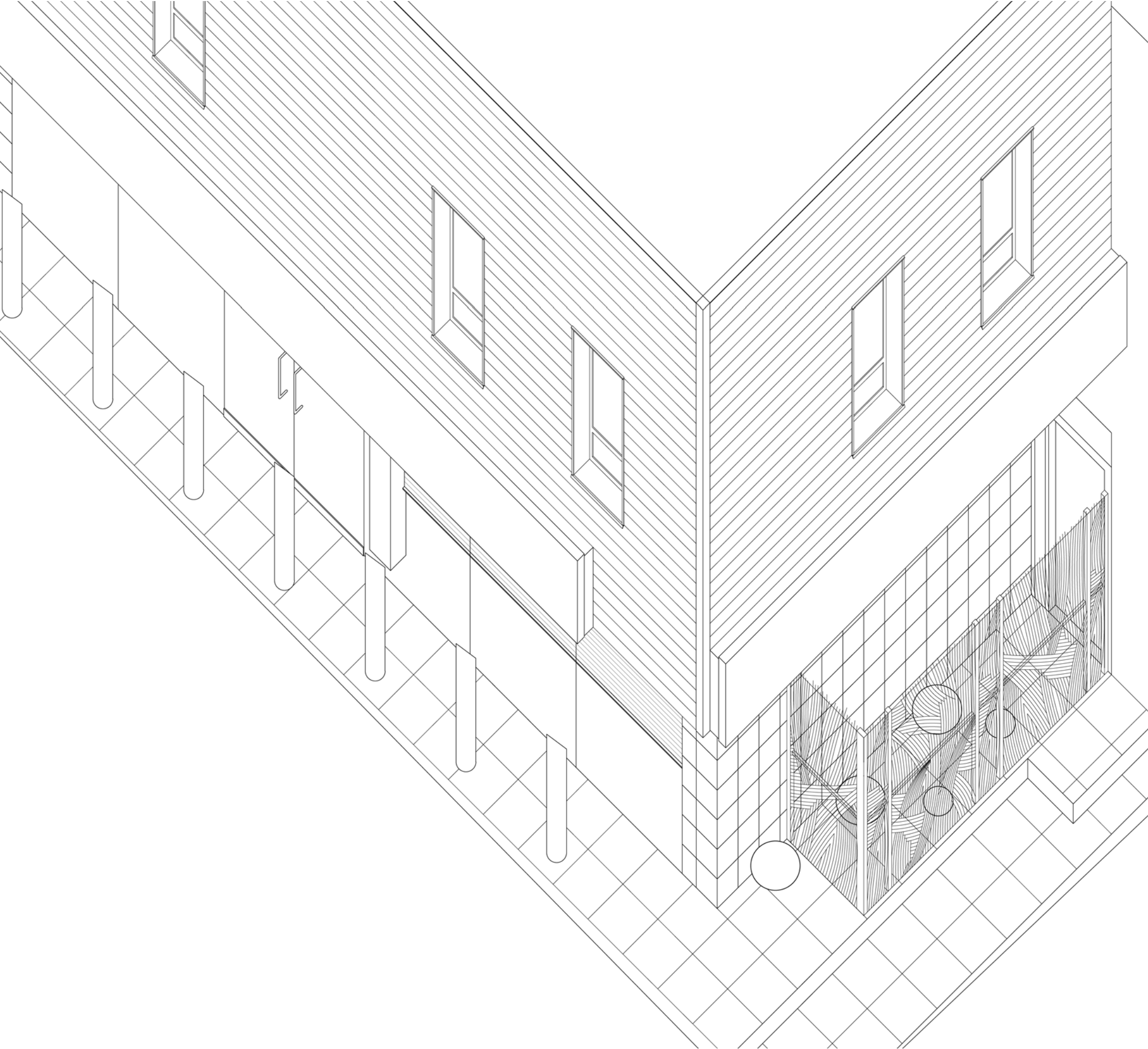
Designing Out Crime: Supplementary Planning Guidance
Street Furniture

Well-designed street furniture and public art in streets and public places can contribute to a safe and distinctive urban environment. Poorly designed and sited street furniture and clutter can lead to an increase in crime and fear of crime. Street furniture should not obstruct pedestrian views or movement or be positioned to encourage anti-social behaviour. A small design change, for example, the inclusion of dividing arm rests on benches may have a significant effect in preventing misuse. Street furniture and public art should be designed to respond to the local townscape.



EDINBURGH
STREET FURNITURE
Designing Out Crime

Grassmarket

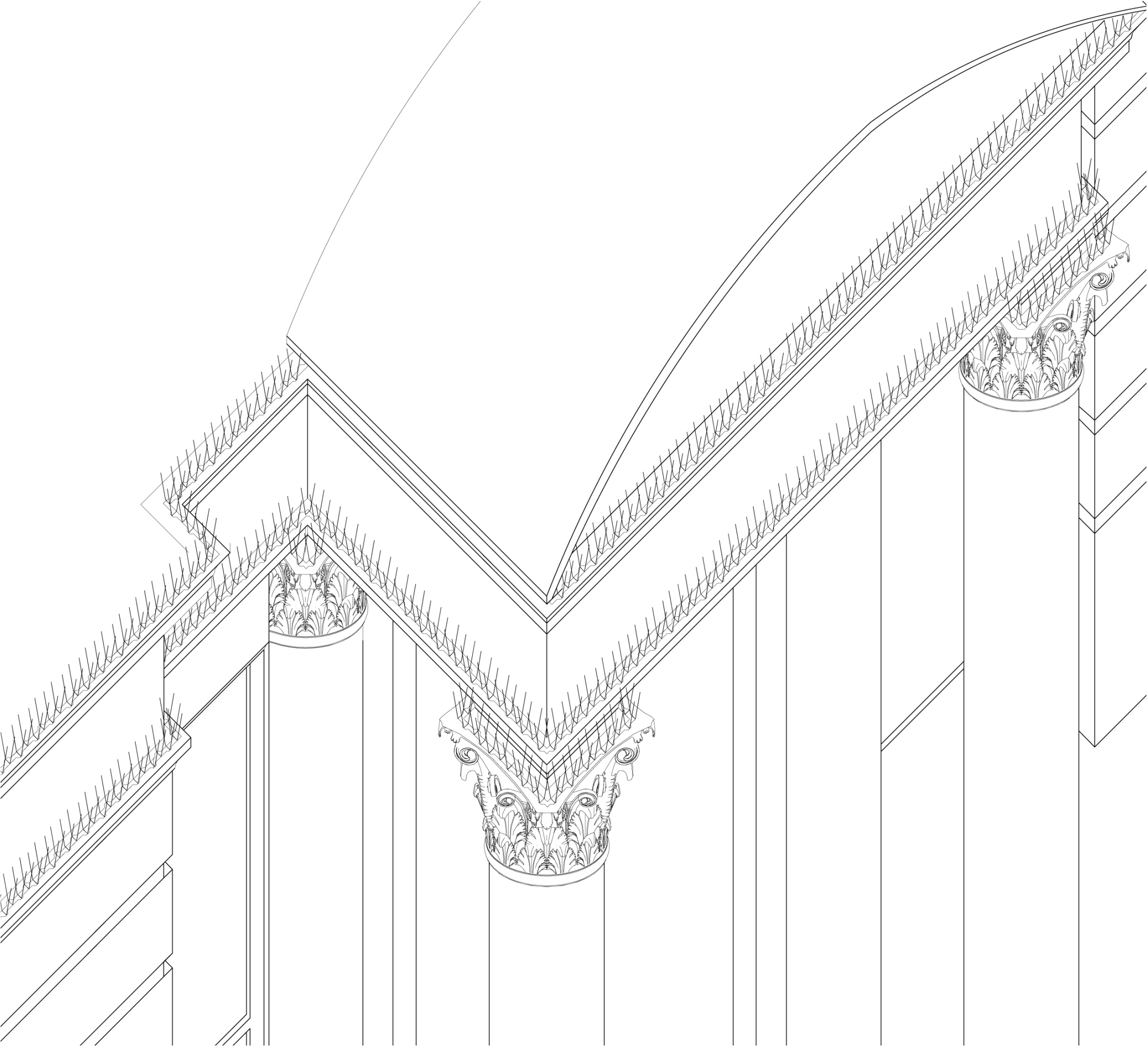


**Designing Out Crime: Supplementary Planning Guidance
Public Art**

Well-designed street furniture and public art in streets and public places can contribute to a safe and distinctive urban environment. Poorly designed and sited street furniture and clutter can lead to an increase in crime and fear of crime. Street furniture should not obstruct pedestrian views or movement or be positioned to encourage anti-social behaviour. A small design change, for example, the inclusion of dividing arm rests on benches may have a significant effect in preventing misuse. Street furniture and public art should be designed to respond to the local townscape.



EDINBURGH
PUBLIC ART



Royal Society for the Protection of Birds
Feral Pigeon Deterrants

There are simple steps that you can take to help deter feral pigeons. Preventing access to food is a key to dispersing pigeons. Netting can prevent pigeons accessing recesses, buildings etc. Ledges can be protected by fitting specially designed spike strips or metal coil, or converting the ledge to a slope.



EDINBURGH
FERAL PIGEON DETERRENT

University of Edinburgh, Minto House



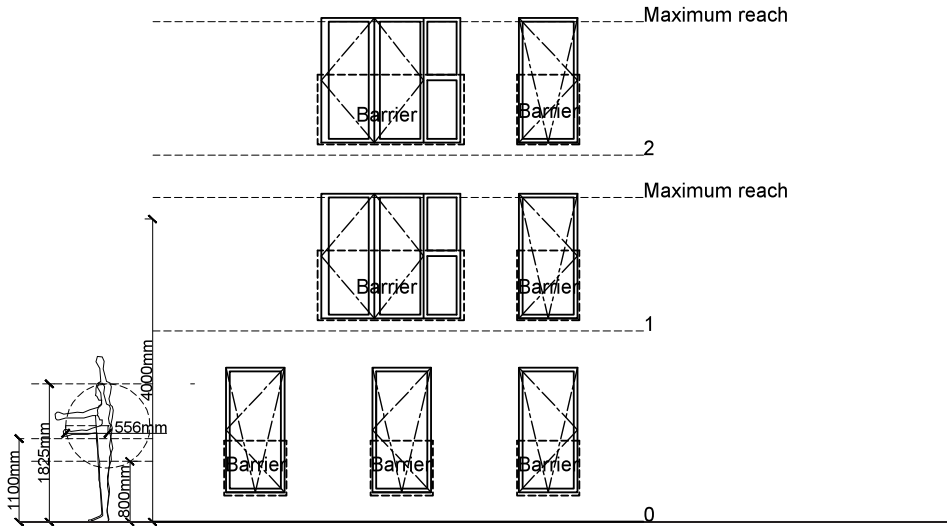
A Photographic Survey of Windows in Edinburgh

A photographic survey and diagrammatic analysis of compliance with BS8213: Safety in use and during cleaning of windows, including door-height windows and rooflights. Survey shows:

- Springside, Fountainbridge
- Beaver Bank Place
- Waterfront Avenue
- Corinthian Quay
- Kimmerghame Place
- Calton Road
- Eyre Place
- Edinburgh Quay
- Quartermile
- St Vincent Place

Springside, Fountainbridge

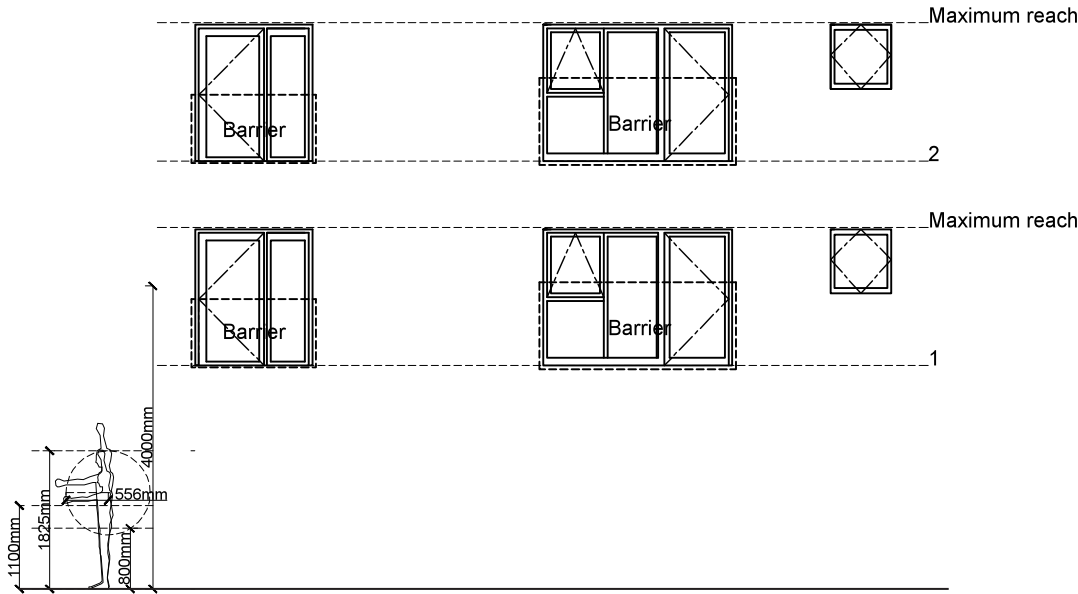
c. 1825mm high inward opening window. c. 1100mm barriers. Fixed lights reachable from opening lights.





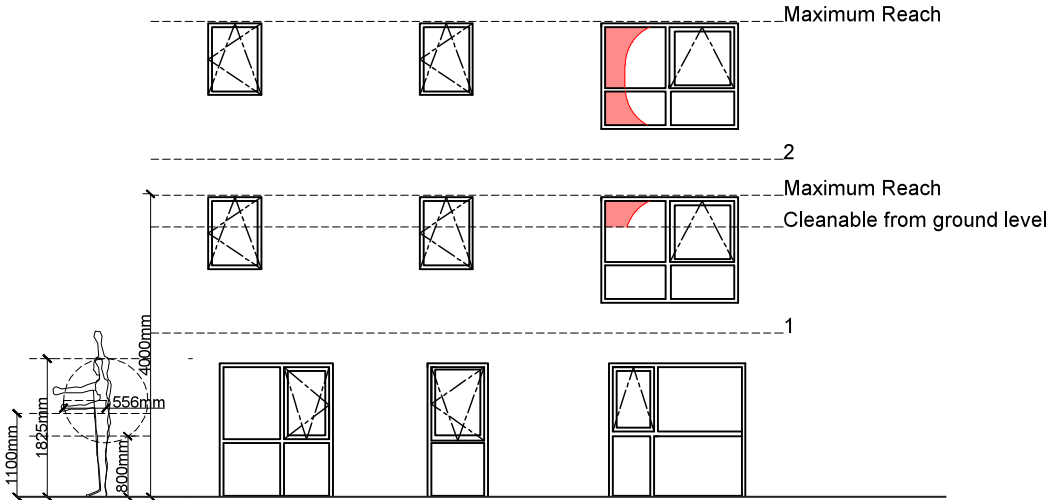
Corinthian Quay

Balcony allows head heights greater than 1825 mm, and fixed glazing reachable from balcony.



Beaver Bank Place

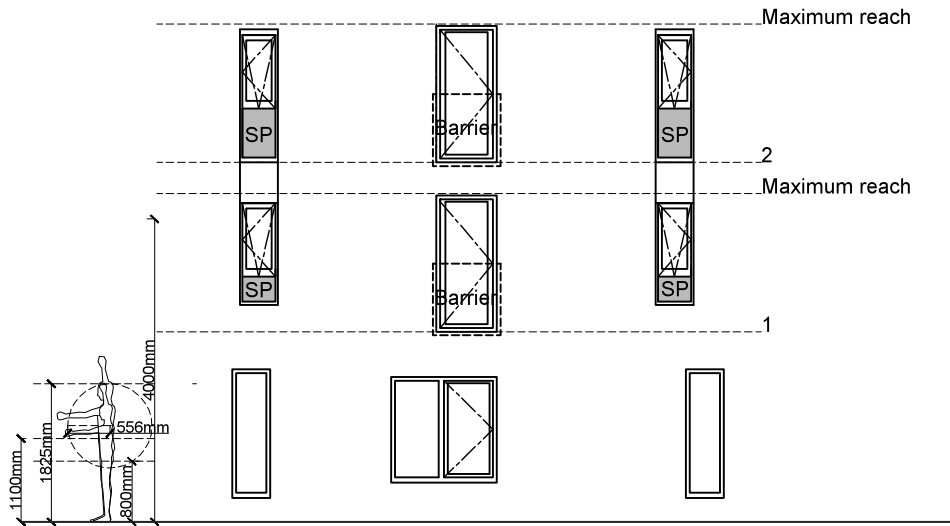
Inward opening windows of c. 1825mm head and c. 1100mm cill allow for cleaning from within. Fixed lights not always reachable from within. Glazing does not appear to comply with requirements of BS8213





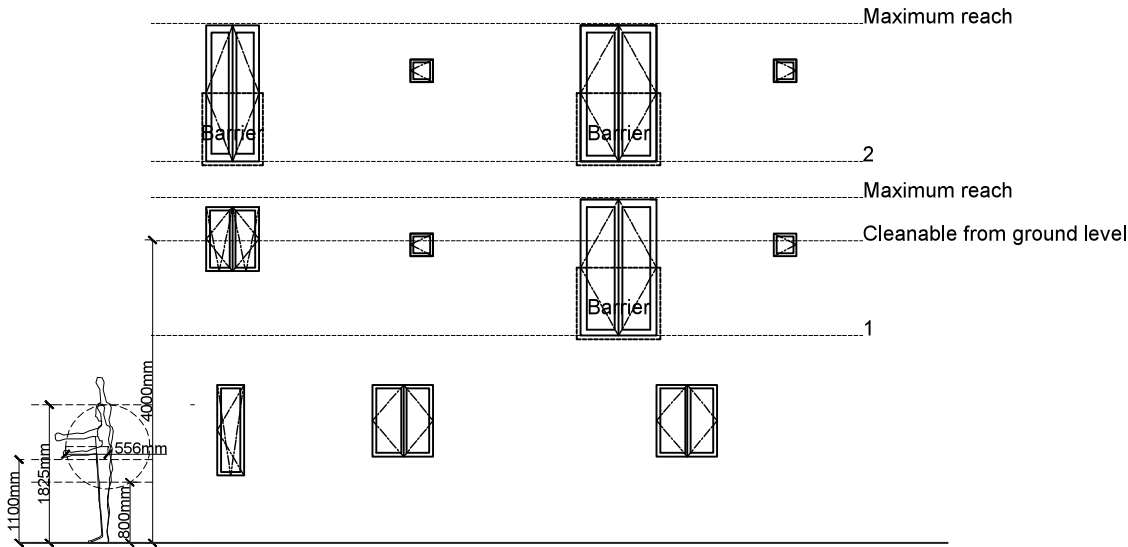
Kimmerghame Place

c. 1825mm high inward opening windows. c. 1100mm barriers. un-reachable glazed areas non-transparent.



Calton Road

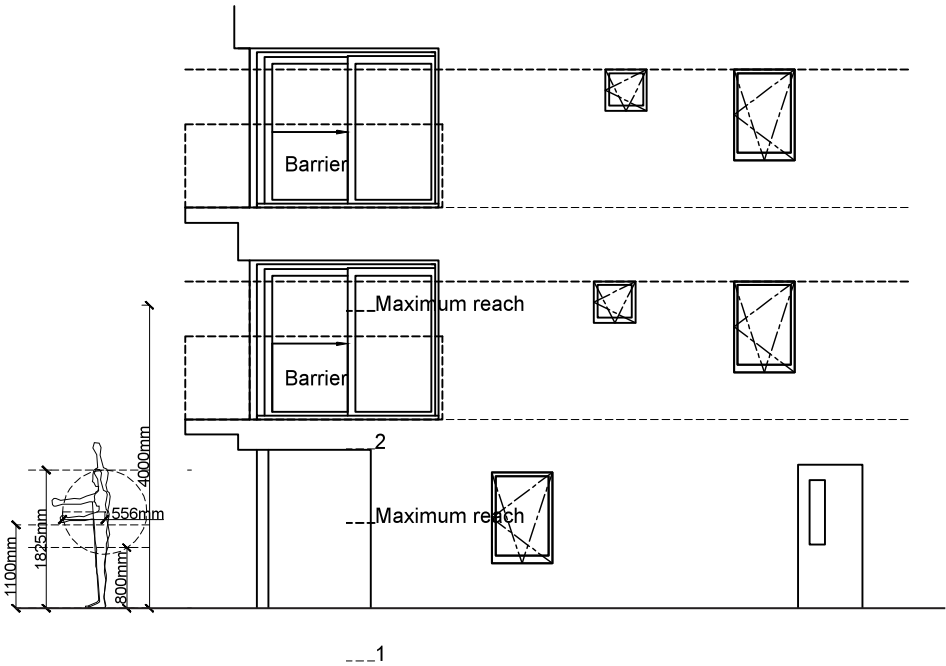
c. 1825mm high inward opening windows. c. 1100mm barriers. Unguarded windows of smaller size.





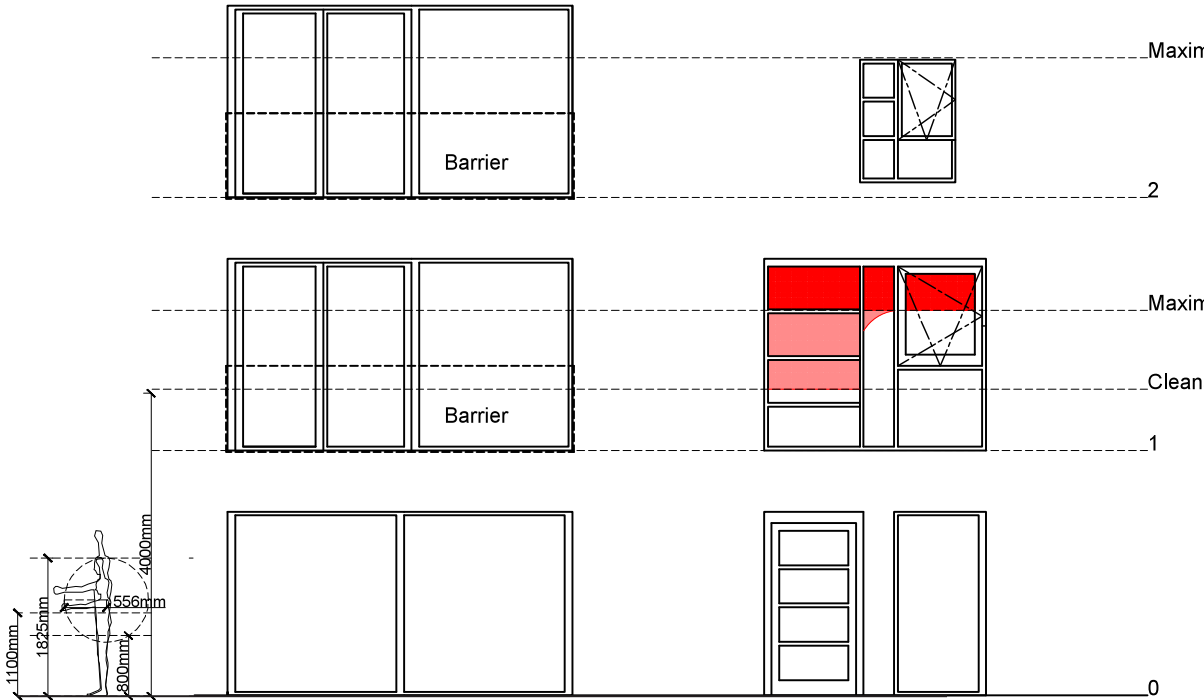
Waterfront Avenue

Balcony allows head heights greater than 1825 mm, and fixed glazing reachable from balcony.



Eyre Place

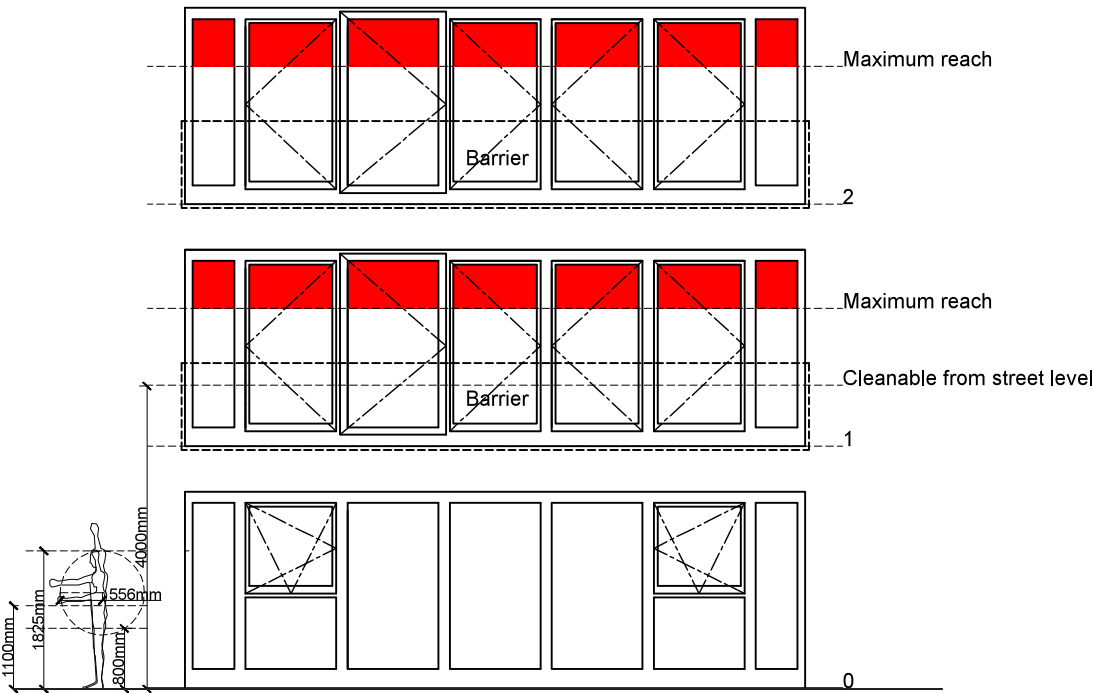
Recessed balconies and narrow cleaning gantries (.600mm) allow fixed glazing to be cleaned from outside. Generally opening lights allow surrounding fixed lights to be cleaned within 556mm reach. Some fixed lights not reachable from within 556mm. Glazing does not appear to comply with requirements of BS8213





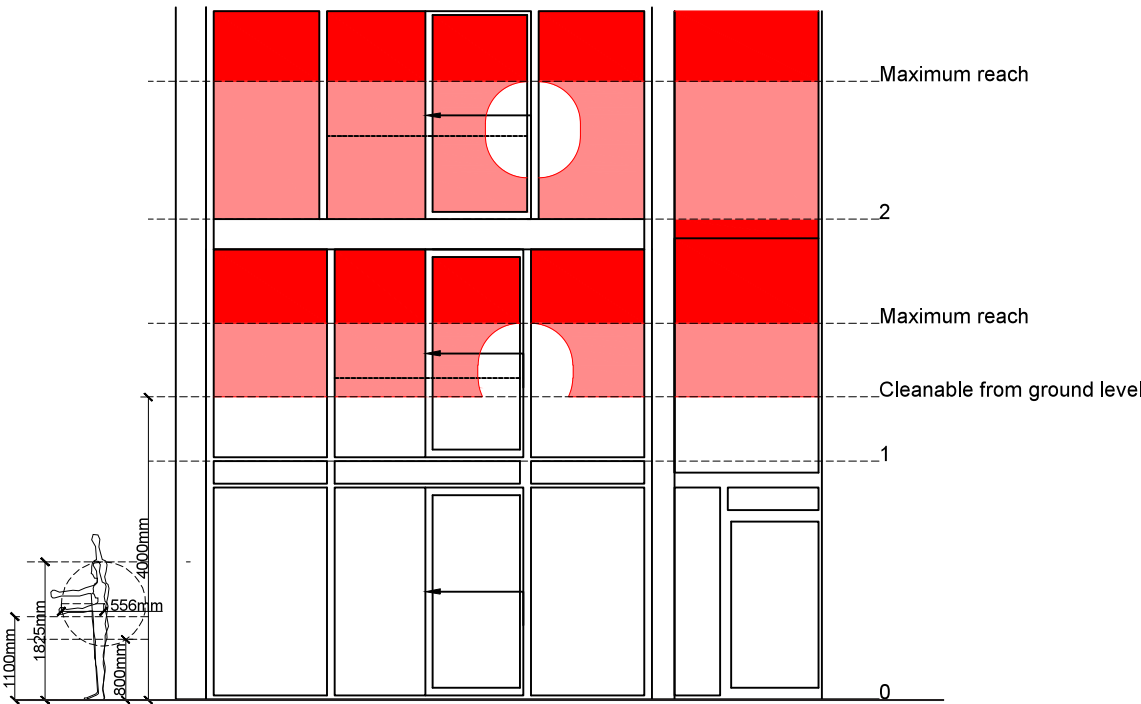
Edinburgh Quay

Inward opening, side hung windows behind juleit balcony. Head height appears to exceed 1825mm height. Windows do not appear to comply with BS8213.



Quartermile

Large areas of fixed glazing not reachable from within. No balcony of cleaning gantry. Windows do not appear to comply with BS8213.



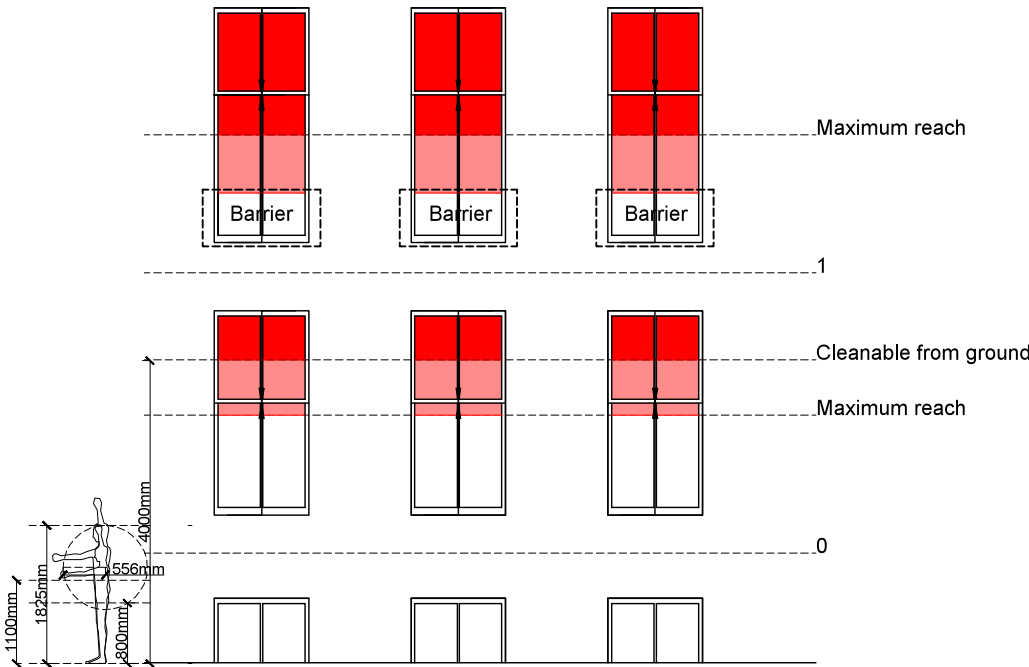


St. Vincent Place

(opposite)

Vertically sliding windows. Upper sash does not lower to under 1825mm. Outer face not reachable within 556mm. Windows do not appear to comply with BS8213.

Philip Macdonald
Patner,
Oberlanders Architects, Edinburgh



Liam: Could you describe the St Vincent Place project and talk about the particular regulatory limits that were at stake in that project?

Phil: The historical background of the project was completing the last remaining portion of the second new town of Edinburgh. A planning brief was put together in the early 1990s, which set parameters for the site. We had to deal with an extension of the ‘palace frontage’ of the existing Georgian proportions of Fettes Row. The planning department wanted us to come up with a design based on those proportions. The Georgian town house lends itself to large windows and a way of living that doesn’t conform to the middle range type of flat, driving you towards the upper end of the market. For the design of our north elevation we were heading towards particular challenges in terms of how we design large-scale windows in a way in which they can still be operated and cleaned in accordance with the current regulations.

Liam: What specific regulation posed a problem?

Phil: We were designing on the basis of the fifth amendment to the 1990 regulations. The regulation was about provision for safe cleaning of windows from the inside, so someone on an upper floor can safely reach all parts of their window from within the flat. There are lots of examples from Edinburgh and around the UK of squat proportioned windows. A lot of windows are done in a tilt and turn or casement style, where part of the window can open in the way and you can stand in your flat and clean the window yourself. You can get a modern window to achieve that but it’s harder in a more traditional style of window, particularly where you want glazing to a low level because you have to deal with regulations concerning prevention of falls from height. There is contradiction between what is sensible from the point of view of safety and the historical context that influences the design solution in this case.

Liam: How did you resolve that contradiction in this particular design?

Phil: We were aware at an early stage that this was going to be an issue and we wanted to deal with it proactively involving the planning department and the building control office. There was a lot of pre-application discussion with City of Edinburgh Council Planning. We had a dialogue with them to develop the design proposals to a point where they were acceptable before we submitted the planning application. Once we obtained our planning consent we had pre-building warrant application discussion. We had a building control officer assigned to the project before we submitted the building warrant so we could reach an understanding of how we might approach the issue. It was clear that we would have to get a relaxation of these technical standards so we could design a window that didn’t conform to the requirements of that legislation. We looked at taking the burden of cleaning the windows away from the residents of the flat and bringing in some professional expertise to take on the maintenance of the windows in a more controlled way.

Liam: So the contradiction was resolved essentially by outsourcing that?

Phil: It was recognising the intent of the regulation, which was all about somebody independently cleaning their windows. If you could remove that and bring in some expertise, that would take away that issue.

BRITISH STANDARD / **LAGOS EXCEPTION**

Liam: Do you know how they are cleaned?

Phil: It is a sash and case window and it’s designed in such a way that the inside of the window can be hinged in the way for cleaning, but because of the heights that are involved you’re required to use an extendable pole. That allows you to deal with the lower sash of the window from inside the flat. Externally you need to use a reach and wash system from street level. That is something that can be done by a contractor but is not something that an individual property owner would be able to do.

Liam: Is there a requirement for that window cleaner to have access to the inside of the flats?

Phil: There is a requirement to get inside to clean the inside faces of the windows. The windows are 3.3m high so there is an arrangement where they can come and clean the inside so a property owner doesn’t have to stand on a stepladder.

Liam: Am I right in thinking that the window boxes which satisfy the protection form falling from height cause problems in cleaning from outside?

Phil: That was one of the reasons why, for the first floor, they need to get access to the inside because the sill levels of the sash and case windows are close to the floor so you need to protect that opening. The track that we took with that was to put the metalwork detail on, which is a detail consistent with other Georgian frontages around the town. That metal frontage impedes the reach and wash system so you need someone to access the window from inside the flat to clean the outside of the window.

Liam: Do you think this potentially devalues the property, because there must be a substantial cost that you enter into in buying one of these properties?

Phil: I think it’s back to the market. These developments, apart from window cleaning, have lifts in them, communal areas and underground car parks. If you are an owner of one of these properties you don’t need to worry about window cleaning, that’s just rolled up in your factoring charge. From a developers’ point of view, that can be sold in a positive way. It gets difficult where you aren’t looking at that market and are looking at mid-market or affordable housing where you couldn’t impose that cleaning regime. You would be more reliant on the property owners. One of the most important things in the construction industry is falls from height and what you can do as a designer to protect that. It does leave a challenge in how you can get the best proportion of window and optimise daylight in a way that is still safe for people to maintain their windows.

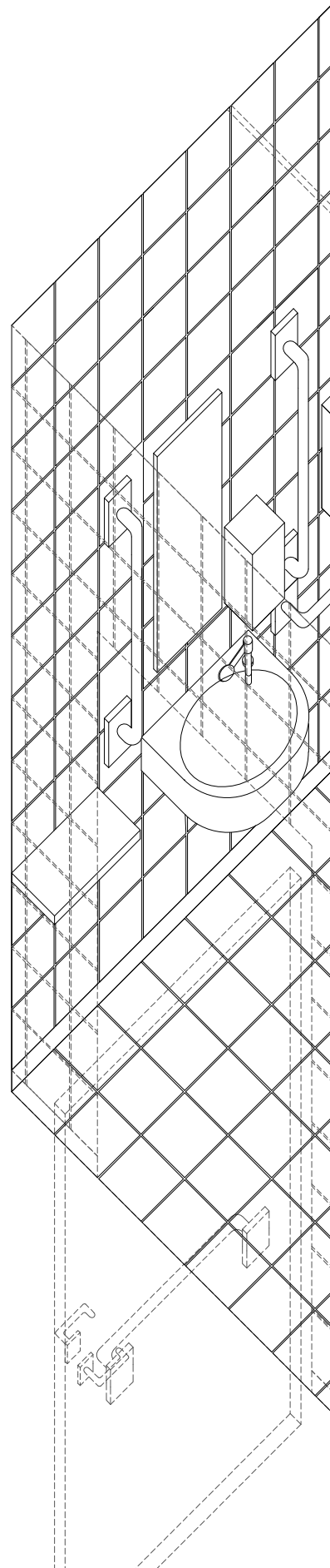
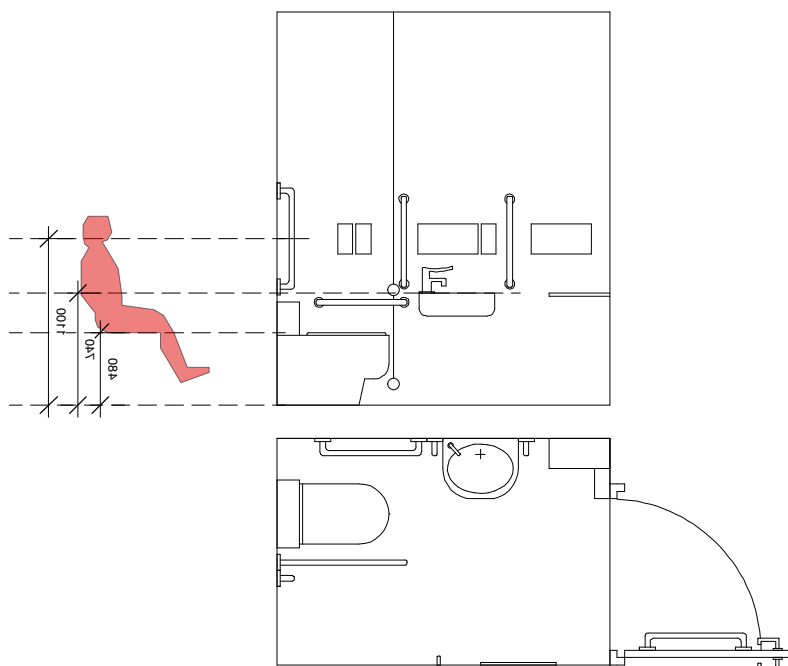
Liam: Do you think this regulation helped to find sensible solutions to the problem it addresses?

Phil: It’s difficult. I think on the one hand the argument for overregulation is that it’s trying to design what is essentially common sense in terms of how you safely clean windows. Equally it shows signs of progress in our approach to safety that we’re beyond the stage of just expecting window cleaners to stand on ledges, several feet off the ground. It’s not just safety for cleaning of windows but also safety of occupants. If you live in an upper floor flat and you have small children you don’t want windows that you can’t open on a nice day because the sill level is too close to the floor and there’s a risk of children falling out. I’m not sure that not having these regulations would make things better.

Liam Ross, *ESALA, Edinburgh*

Research Assistant
Nicola Grant

Exploration completed as part of the Edinburgh School of Architecture and Landscape Architecture 'Innovative Learning Week' 2012. Student Participants: Anna Raymond, Sophie Crocker, Sigurd Norsterud, Dan Xu, Lauren Potter, Jens Walter, Fernando Hinze, Liam Spencer, Cathy Yarwood.



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ESALA
Edinburgh College of Art
University of Edinburgh

<http://www.ed.ac.uk/schools-departments/edinburgh-college-art/architecture-landscape-architecture>

BRITISH STANDARDS in **LAGOS**



BRITISH STANDARDS *in* **LAGOS**

An exploration of Lagos through Lagos State Physical Planning and Development Regulation 15: Permissible Setbacks

Nigerian planning law and building regulations are largely based upon British models, imported and domesticated during British rule. The current planning Act, for instance, is a modification of the British Town and County Planning Act of 1936, which was adopted by Nigeria in 1946. However, the scope and specificity of regulations supported by this Act in Nigeria generally, and Lagos specifically, are less detailed than those in Britain. Nigerian Regulations are principally concerned with planning, and do not specify detailed technical standards. Though Nigeria has developed its own National Building Code, this has yet be domesticated by any State, due perhaps to local inertia, or the variety of climates and building technologies found across the country. Internationally recognised codes and standards – such as BS, ISO, and OSHA – are being applied in Nigeria, but largely due to the requirements of multinational companies operating within the country, and the ambition of private contractors to compete on an international market.

The importation of such ‘British Standards’ in Nigeria might be seen as part of the history of expropriation and dependency common to former colonies. One of the first laws enacted by the British colony (Ordinance 9), for instance, made legal the selling of land titles. This was passed only two years after the non-recognition of indigenous systems of communal ownership made ‘legal’ the Sovereign cession of the territory by the Crown. The first By-Law imposed by Lagos Town Council outlawed the firing of weapons, limited the use of indigenous roofing materials, and empowered the council to demolish buildings built close together, as a means of fire prevention. This law was passed shortly after the reduction of the city through bombardment and fire by British ships, and immediately in advance of the importation of (tax-free and fire-resistant) metal roofing materials. That is, the history of the development of planning legislation in Nigeria makes it clear that, far from addressing universal problems, the function of such rules and regulations is often to define the possibility of their exception, to establish the possibility of Sovereign action as such.

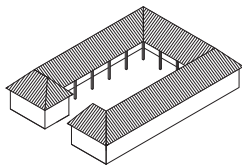
A legacy of this possibility of Sovereign seizure continues within the Lagos State Physical Planning and Development Regulations, and has been decisive in the planning and urban design of contemporary Lagos. LSPD Regulation 15 defines the minimum permissible setbacks for developments in Lagos State – the minimum distance that any development must step back from its legal boundary. This ranges from 3 to 9 metres in depth, and as such is decisive in terms of defining the maximum developable area on any given site. Furthermore, it defines the urban character of Lagos, outlawing the possibility of either the indigenous courtyard compound, or of the generic European perimeter block, and making Lagos a city of fences and detached buildings. Though the rule developed from the first By Law, which established the distance that gunpowder sparks might spread and set light to thatched roof, its function today is not one of fire protection. The rule is used as a means to define an easement that the State can use for road an infrastructure expansion. The State is at liberty to summarily demolish or re-locate any existing buildings within its depth.

However, while no physical development is legal within this Zone, the Setback – the street frontage of every building in the city – is in fact the most developed, productive and dynamic part of the city. Within this zone is built the ubiquitous fences that define property boundaries, but also the ditches, the only drainage infrastructure in the city, which every property is required to provide. Immediately behind the fence, the space is used for adjunct buildings; security posts, guards houses, generators, storage and utility buildings, and anything else less high than a fence. On the street side, the space is used for ad-hoc and temporary purposes - street-kiosks, garden centres, mechanics and religious spaces – and is the principal space for social and economic exchange in the city. Nothing is legally sanctioned within this zone, but as such, anything might happen. Spontaneous and informal development is ignored within this zone, precisely because it occurs ‘at-risk’. That is, the setback provides a legally defined zone of extra-legal possibility, a regulated zone in which it is nonetheless possible to assume personal responsibility.

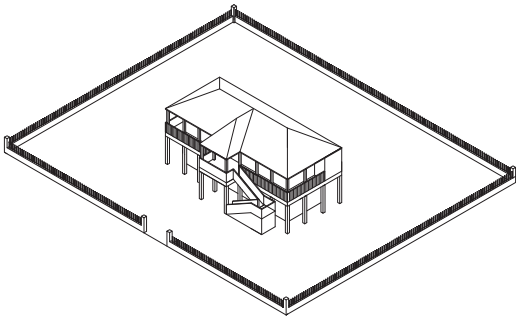
BRITISH STANDARDS *in*
LAGOS

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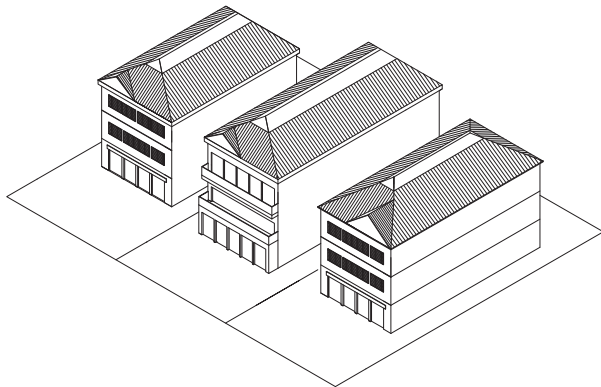
6	Imported ‘British Standards’ in Lagos
8	Map of Lagos 1861 / 1960
10	20 Thompson Avenue, Ikoyi: an Architecture of ‘Setback’
12	A Photographic Survey of Permissible Setbacks in Lagos
30	Interviews Tunji Odunlami, <i>Director of Town Planning, Lagos State Government</i> Fred A Coker, <i>Managing Director, Adedenyi Coker Consultants</i> Afolabi Aiyeola, <i>Project Executive, Arbico PLC</i>



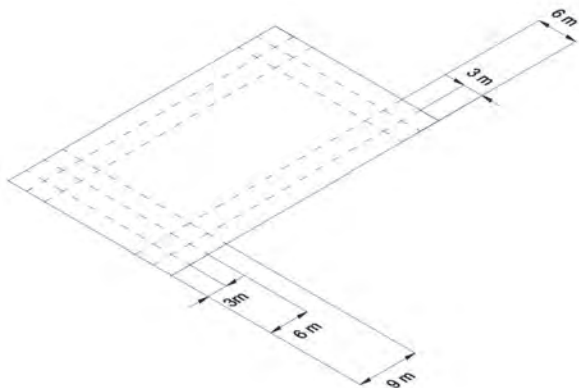
Yoruba Compound



British Settlement / Government House



Idumagbo Avenue /
Plan, Welwyn Garden City



LSPD Permissible Setbacks /
Plan, Ikoyi

‘Imported British Standards’ in Lagos

Treaty of Cession, 1861

“ I, Docemo, do, with the consent and advice of my council, give transfer, and by these present grant and confirm unto the Queen of Great Britain, her heirs and successors for ever, the Port and Island of Lagos, with all the rights, profits, territories and appurtenances whatsoever thereunto belonging...”.

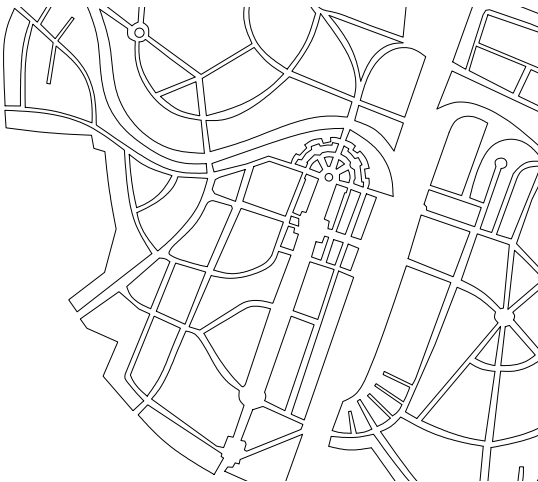
Prior to the Treaty of Cession, Lagos was reduced under bombardment by the HMS Bloodhound and Teazer on Christmas Day in 1851. On December 27, a rocket exploding a magazine set off a fire which left most of the town destroyed. Contemporary attitude, though, was that the burning of a native-built town in Nigeria was not as serious a disaster as it sounds; houses were generally built of cheap local materials - mud, and the thatched roofs - and the inflammable parts could be easily repaired. However, under duress, king Docemo transferred ownership of the territory - at that time communally owned without legal titles - to the Crown. In 1863, Ordinance No. 9 was enacted, allowing the first issuing of a title of land in Lagos.

Lagos Town Council By-Laws, 1877

Town Council By-Laws were introduced to Lagos in 1877, after another fire, caused by wadding from a gun, which destroyed a third of the island. The By-Laws were based upon British models as a guide for local authorities with whom lay the responsibility for setting and enforcing minimum standards. A By-Law issued in 1877 - 26 years after the bombardment and reduction of the city - forbade the discharge of firearms or letting off of fireworks, and demanded that all buildings roofed in thatch be separated at least seven feet from the roof of any other building. Duty was removed on corrugated iron imports, and police were given the power to pull down houses in the path of a fire.

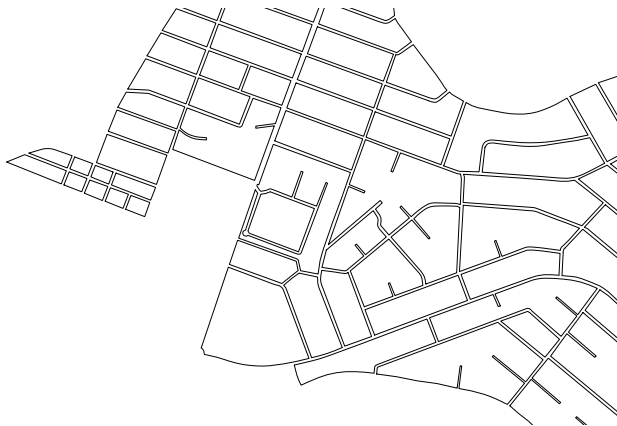
Town and County Planning Act, 1946

The NTCP Act of 1946 was the first Planning Act in Nigeria, and was based upon the British Town and Country Planning Act of 1932. It remains the basis of Planning regulation in Nigeria, establishing Lagos as a ‘Garden City’. It was the first act that empowered government to condemn existing buildings, empowering processes of slum clearance and reclamation already underway through the Lagos Executive Development Board. The most decisive LTC regulations for urban design in Lagos was that not more than 50% of a site should be covered for residential purposes or 70% for other uses, and that an air space of 5’6” be left round a single storey building other than a 3’-6” boundary wall in front of the building line is allowed.



Lagos State Physical Planning and Development Regulation 15: Permissible Setbacks

The regulation that continues the prohibition against building up to the legal boundary - first established in 1877 - is LSPPD Regulation 15. This regulation establishes the minimum ‘Permissible Setback for all buildings in Lagos State, ranging from 3 metres generally, 6 metres in Government Residential Areas, and increasing to 9 Metres on Victoria Island, Ikoyi, Ikeja and Lekki. No development is legal within the setback, and it is within the rights of the State to condemn any building within this area of setback. However, this area of setback tends to be occupied by temporary and ad-hoc structures - fences, guards houses and generators, street-kiosks, garden centres and mosques - constructed either by the property owner or other forms of informal occupation.





Map of Lagos 1861 (Treaty of Cession).
Diagram of Lagos showing indigenously settled Lagos Island to left and British Settlement on Ikoyi to right. British 'camp' separated from occupied island by canal and barracks.

Map of Lagos 1960 (Independence)
A figure/ground plan of Lagos Island at independence provides an archaeology of the different historical patterns of settlement. Downtown Lagos (to left) was first settled by repatriated Saros (1) and Agudas (2), and is informed by an understanding of Portuguese architecture and planning. The first British settlement was on Ikoyi, and was developed in a markedly different style (3). The colonial polo grounds (4) became Tafawa Balewa Square at independence. The British 'camp' is still identifiable through the location of the army barracks at Obalende (5). The British Council offices (6) are located at 20 Thomson Avenue, in central Ikoyi.

Red line describes line walked on photographic survey shown (overleaf).



The street outside the compound is lined with raised beds (1), an unusual feature even in Ikoyi, creating an air of quaint domesticity, and preventing the verge from being occupied by the informal street sellers, vulcanizers, gin-drinkers and mendicants that otherwise line the streets of Lagos. The compound is enclosed by a white stucco wall and a chunky fence of Iroko (2), masking steel members cantilevered from a concrete foundation (In Yoruba folklore, the Iroko tree is home to spirits, when it is cut down, the spirits haunt those who who felled it). On the wall, the disability symbol (3) is displayed, reassuring visitors that the buildings design promotes equality of access (this ‘friendliness to the physically challenged’ is a recent concept in Lagos, a state that does not provide universal healthcare, and in which wheelchairs are unusual). Visitors step over the ditch (4), the only drainage infrastructure in the city, and are admitted to a single story security building (5) one at a time, signing in and out, leaving serial numbers of all electronic equipment, passing through a metal detector and getting a pat-down. Access to the buildings entrance, which steps back the regulation 9 metres from the perimeter fence, is provided via a ramped path (6), the ground floor being raised to prevent flooding. The façade is entirely transparent, a curtain-wall of anti-ballistic glazing (7). Its oversized mullions are screened with second round of iroko members (8). Inside, the director’s office (9) surveys the entrance lobby via a sliding screen, providing either openness or privacy. The design of the interior - stair geometry, lux levels, space standards etc. - conforms to applicable British Standards, and ramped access continues to the rear of the building, where a ‘Doc M’ compliant toilet is located(10).

RIBA International Award Winner, 2006
British Council, Lagos, Nigeria
Achitect: Allies and Morrison

“The client needed a building that conveyed openness, transparency and accessibility, while simultaneously providing high security arrangements for its occupants. The material palette of white rendering, exposed concrete and locally-sourced Iroko timber, combined with the majestic height of the façade, helps to evoke both vernacular informality and the authority proper to a quasi-diplomatic institution.”



*20 Thompson Avenue, Ikoyi:
An Architecture of ‘Setback’*



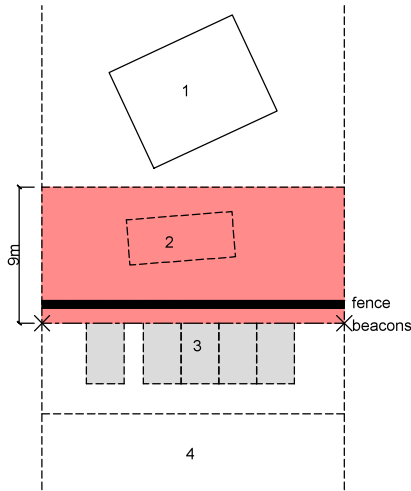
A Photographic Survey of Permissible Setbacks in Lagos

A photographic survey and diagrammatic analysis of the occupation of non-developable land, from Ikoyi to downtown Lagos, including:

- Vulcanizers, Ikoyi
- Garden Centre & Pot Seller, Ikoyi
- Security Gate & Mammy Market, Obalende
- Bus Station and Street Market, Lagos
- Car Park & Mall, Lagos
- Military Barracks & Generator House, Lagos
- Veranda & Garden, Lagos
- Taxi Rank & Garden, Lagos
- Street Market and ATM, Lagos

Ikoyi
Vulcanizers

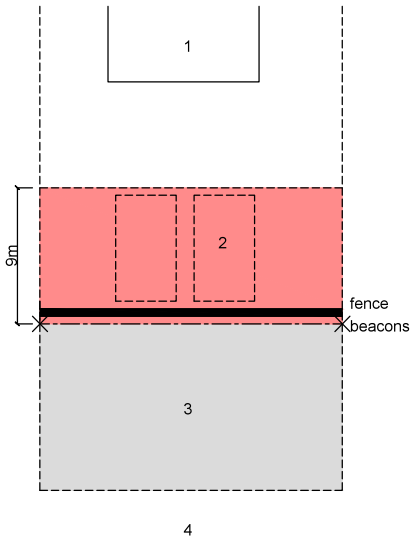
- 1. Dutch Colonial House (derelict)
- 2. Cargo Storage
- 3. Vulcanizers
- 4. Road





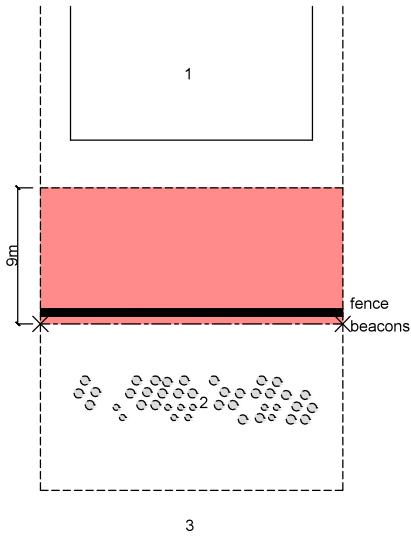
Ikoyi
Garden Centre

- 1. House (unoccupied)
- 2. Cargo Storage
- 3. Garden Centre
- 4. Road



Ikoyi
Pot-Seller

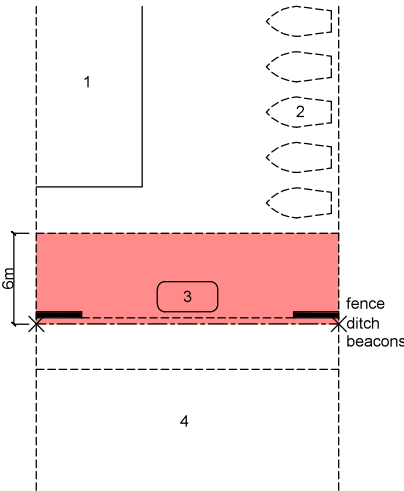
- 1. House
- 3. Garden
- 3. Pot-seller





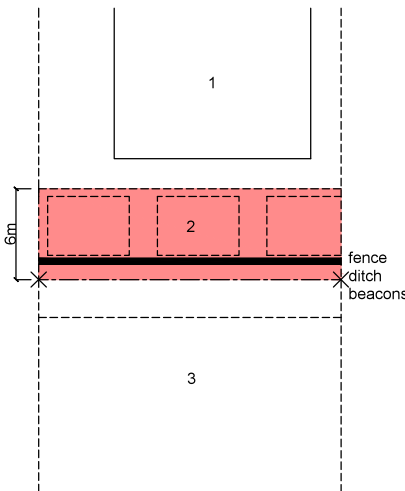
Obalende
Security Gates

- 1. Lagos Motor Boat Club
- 2. Boat Yard
- 3. Security Gate
- 4. Road



Obalende
Mammy Market

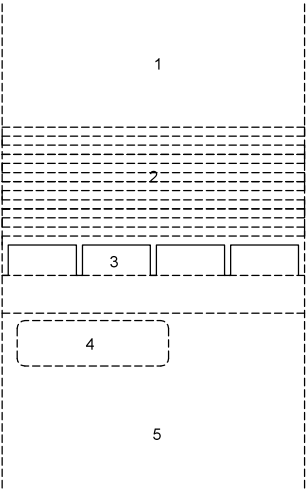
- 1. Lagos State Police Barracks
- 2. Mammy Market
- 3. Road





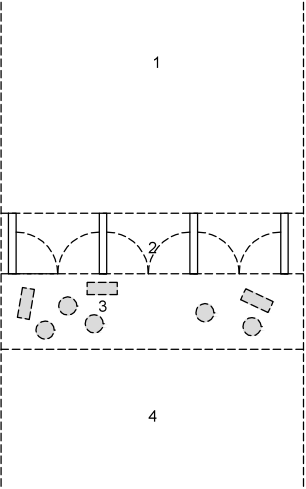
Lagos
Tafawa Balewa Square Bus Stop

- 1. Military Parade Ground
- 2. Stalls
- 3. Shops
- 4. Bus Station
- Road



Lagos
Tafawa Balewa Square Kiosks

- 1. Military Parade Ground
- 2. Gates
- 3. Street Kiosks
- 4. Road



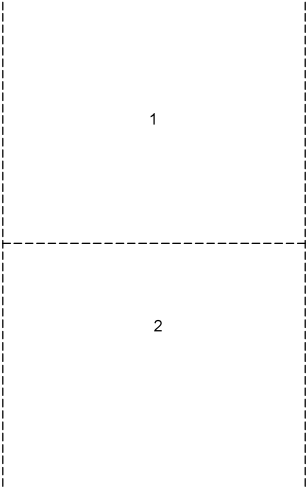
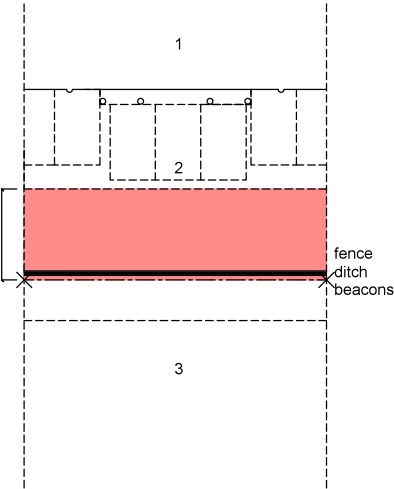


Lagos
Mall car-park

- 1. Shopping Mall
- 2. Car-Park
- 3. Road

Lagos
Shop-front

- 1. Shop
- 2. Mall



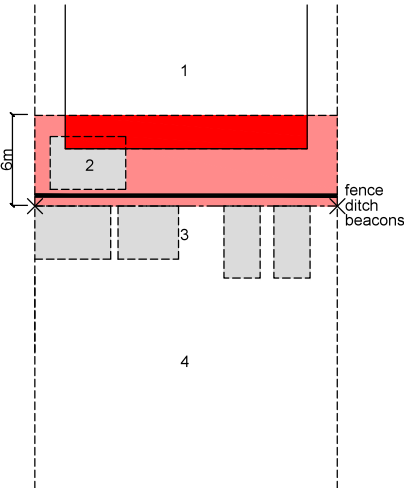
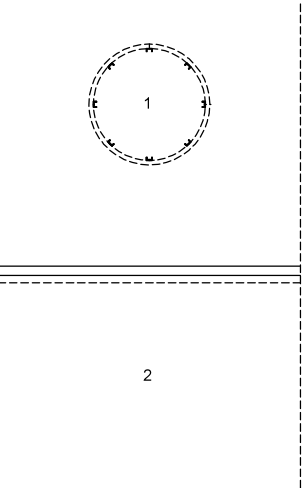


Obalende
Wall

- 1. Military Barracks
- 2. Road

Lagos
Parking / Generator

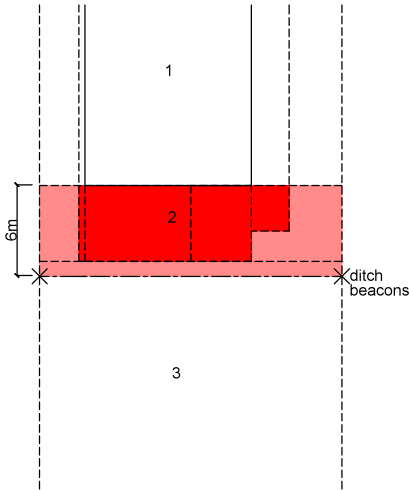
- 1. Offices
- 2. Generator
- 3. Parking
- 4. Road





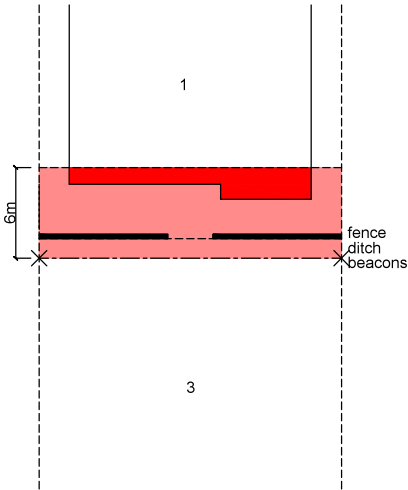
Lagos
Veranda

- 1. House
- 2. Veranda
- 3. Road



Lagos
Veranda

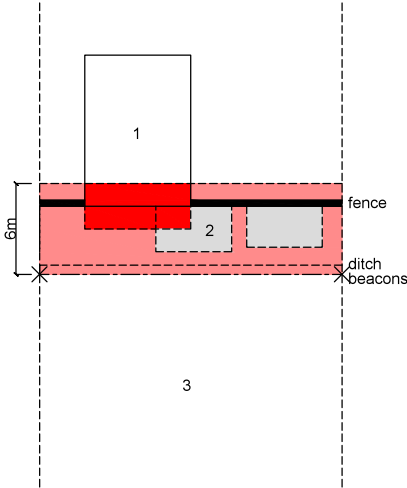
- 1. House
- 2. Veranda
- 3. Road





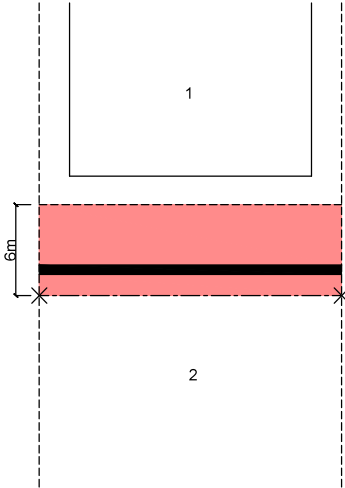
Lagos
Street Kiosk

- 1. Flats
- 4. Street Kiosks
- 3. Road



Lagos
Garden

- 1. House
- 2. Road





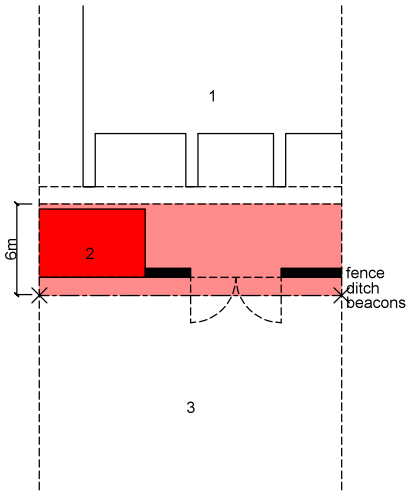
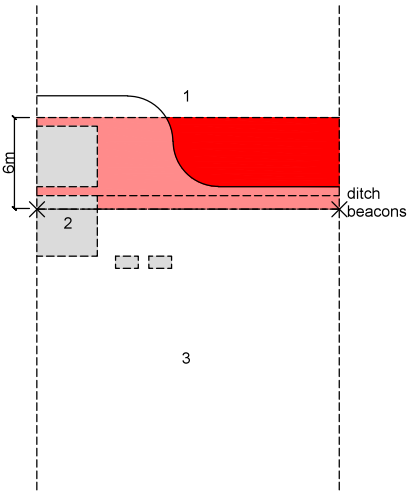
Lagos
Street Kiosk

- 1. Commercial Building
- 2. Street Kiosk
- 3. Road



Lagos
ATM

- 1. Bank
- 2. Automated Teller Machine
- 3. Road





Excerpts from an interview at Ministry of Physical Planning and Development, Lagos State Secretariat, 18th April 2012

Ross: In Britain, we have planning policies and regulations, developed from police acts and public health measures, that attempt to ensure that the design of the built environment is safe and convenient. These regulation are frequently derived from measurements of the weakest in society – the elderly, to children, to the disabled, and can be very detailed – prescribing the exact size of windows so as to ensure people don’t have to stretch to clean them. As such there is, on the one hand, an expectation that the built environment should be designed to safeguard the freedom of the population, but also frustration on the part of architects and clients, who find these regulations restrictive. How does that situation compare with the one in Lagos, in terms of planning, regulation, and architecture?

Odunlami: Let me give you some background; planning legislation in Nigeria, and in lots of other former British colonies, is in part based upon Britain. Nigerian Planning Regulations are currently based upon the British Town and County planning Act of 1936. But our regulations have also developed in relation to local factors. In Lagos, the military, the fallout of the wars, political revolutions, the industrial revolution, lack of potable water, and religion, have all been important. However, our building codes are less prescriptive than British standards; we have not really moved moved ahead to that level of detail (specifying window dimensions). Our levels are basically general, prescribing things like size of rooms, minimum heights, ensuring natural ventilation and lighting. They are not so detailed as to be as restrictive to architects creativity.

Ross: Do you think you will get to that level of detail? Can you think of any reason why you might not?

Odunlami: We have developed a national building code, which does include more detailed requirements, it will be about 8 or 9 years ago now, but that code has not been domesticated by any state. We have a varied climatic region in Nigeria, from the sahara in the north, to tropical forests in the south, so you know, you can’t use the same material, you can’t use the same building type. But its also because of our culture; each state was supposed to look at that broad

general building code and then develop its own detailed prescriptions, but it is only Lagos that is pushing this. This set of regulations is currently in draft form, and will go out to public consultation soon. But i don’t think we are anywhere near british level of detail; it’s going to take some time to get used to it, to imported material, to standardisation. What type of regulations have you found, what are you looking at?

Onabolu: I think this is a fantastic place to start, because the first thing is we (nigerian Architects) are not aware of the regulations. Generally in architecture we don’t know the regulations, we make a lot of assumptions. Yesterday was the first time that I was aware there was actually a regulation or a set of regulations, when we spoke to some solicitors and they brought out a huge book and said that in one of these volumes there is something concerning building regulations and that we can actually find these and maybe we should start with those regulations. That is, even the architects are not aware of any, they are sure there’s something but they don’t know where it is. This is impossible in Britain. Everyone knows where the regulations are; they are on everyones desk!

Odunlami: Ok, Let me show you, this is a 2004 law and this is the detailed regulation supported by that law. This includes setback, height of buildings, car parking positions, minimum height of living rooms and kitchens. There is also this development plan for Victoria Island, Ikoyi, and Lekki...

Onabolu: Yes, we have seen that. Certain roads have been designated as mixed use, you can go up to 15 storeys . There is a requirement that development not take up more than 50% of the plot, that one car-parking space is provided per bedroom and one car per office space, and that there be a minimum set back of 4.5m from its perimeter and 9 metres from the road. In Lagos, plot sizes are limited, and while there is dispensation to build to 15 stories – elevating land price - in practice - if you comply with all the rules - it is only possible to build up to 2 or 3. Land gets purchares on the basis of one expectation, and as such commercial development becomes unviable. To what degree do you consider these economic question when preparing regulation?

Odunlami: These rules (specifying limits to development) are based upon some climatically specific concerns, ensuring natural means of ventilation and lighting, based on traditional

architecture. If you go to an old building, you can see it is very airy, with light coming in. We develop problems when we start importing building types – high rise buildings and british terraced houses. These are not designed to offer cross ventilation. That is what these guidelines (in Victoria Island and Lekki) are their to protect against.

Ross: Its very interesting that regulation might be a way to preserve locally specific ways of building. However, in developments like those in Lekki and Vicoria Island, we see developers importing and advertising compliance with international standards - British Standards, ISO, OSHA etc. That is, Nigeria is importing technical standards, often as a requirement of foreign investment, and one might have a concern that there is something problematic about that. On the one hand there’s a specific climatic locality to some regulations in Nigeria, however there is also a ‘Take Away’ of standars from Britain, and elsewhere, that don’t necessarily fit. We’ve heard that this can lead to problems with specifying local materials, for instance. Its this struggle between different concerns and groups, we might call it history, that interests us in this question of standardisation. Could you elaborate as to where you see that struggle happening now in Lagos?

Odunlami: In Ikoyi and Victoria Island, mostly, because that is the prime location for real estate. There is a new generation of, you know, rich, rich guys, who want to live in this part of Lagos. And so overtime the character of Ikoyi has been changing. Ikoyi plots used to be one acre of land, a kind of Garden city type of thing, you know. They have the plots, they have an entrance, they have a gatehouse, a form of utility building, the guards house, servants quarters, and the rest is green. Now there is an increase in demand, and you get a kind of fragmenting, or subdividing of the land, and new kinds of development – high rise and terraces – that are not specific to this country. People come in with a design, that does not respect the local standards about diagonally placed windows to bring in natural light and natural ventilation and of course it has become very difficult..

Onabolu: This is where setback comes in. When an the architect gets such a commission that is under commercial pressures, the first thing they want to do is to build up to the boundary. But if he builds against the fence he is in

Tunji Odunlami
Director of Urban Development,
Minsitry of Physical Planning, Lagos State Secretariat

contravention of the setback rule. The architect knows he can’t build the main building up to the fence, but he also knows that if he builds something that is no taller than the fence, and if its not visible from the road, that the planning department will turn a blind eye. Within limits, there is a kind of ‘intelligent disregard’ for the rules that is not possible in Britain.

Onabolu: Where did the setback rule come from? We heard the first law that establishes setback is due to the use of thatched roofs in the 19th century and the use of gunfire, gunpowder in residential spaces. Setback is about sparks. Is that true?

Odunlami: Gunpowder and thatched roofs, they are not friends you know. They go up in flames. The setback rule has evolved from British regulations, from colonial times, as a means of stopping spread of flame. However, I don’t think that is what it is about today. The setback , for all terms and purpose, does not belong to you. The government can take it back at any time, for road widening for instance. It doesn’t say this in any Laws, but I make a deduction; that’s why you can’t build your main building there, but also why there is a relaxation on the kind of structures that can be built in this space. You can put up temporary structures there, and we don’t hound you.

Onabolu: So if the city actually became bigger, then we would, then we would essentially look like a European city and the front of buildings would be on the street?

Odunlami: Let me tell you about my interests in this regulation. When i travelled, when I went through to European cities, I asked myself, why do these big cities look expansive? It is because they don’t have fences! You can actually walk to the doorstep because they don’t have fences! You know we are all fenced in and the roads set back...

Onabolu: So what we are seeing, this creation of an informal space of setback, is moment in an evolutionary process?

Odunlami: Yes. If you look in the business areas already, there are no fence areas. If you go to Broad Street, for instance, which was widened in the 19th century.



Excerpts from an interview at ACCL Offices, 17th April 2012.

Ross: We’ve been commissioned by the British council to conduct research that might contribute to the debate on debate on regulation In British Architecture. In Britain there is a popular notion that we’re over regulated. We’d like to consider this from the point of view of personal responsibility; our hypothesis is that regulation is problematic because it absolves the individual of responsibility. We wanted to do was to come here, to Nigeria, to investigate a counter hypothesis; that, while Lagos does have regulations, there is also more of a system of individual responsibility, such that there is the possibility of tolerance within those rules, opening up other possibilities for practice but also for how people live together. To give you an example; in Scotland a regulation that has a big effect is one about window cleaning. Window designs can’t allow the small or the elderly to risk falling out of them, and a British standard limits their size. When we’ve discussed this Standard with Nigerian architects, they’ve asked an obvious question; “Why is an old woman, the smallest and weakest in society, cleaning her own windows in the first place?” We’re concerned then, that an increasing degree of the design of the built environment is determined by lawyers making assessment as to the level of risk it is acceptable to take; we want to know if things are different in Nigeria because risk is not perceived in the same way here?

Coker: As an architect, I would definitely be concerned with design standards being defined by lawyers. I think that architects can come up with solutions that ensure safety issues without compromising design. But I do see that this is increasingly in Nigeria. I think the problem is that architects don’t engage with policies. A lot of policies are generated by town planners, engineers and QS’s. Everybody is engaged with policy apart from the architect, and as a result we have to deal with what we’re given. In the long run I think this will have negative impact on policies and on building design. But here, we don’t have that level of regulation. We have broad guidelines, and its up to the professionals to decide how they are going to engage with them, and also to the client. Depending on the nature of the building, sometimes the client will want the whole place secured by design, sometimes they will tell you to leave out security measures because they believe that nothing will happen. The level of detail you go to depends on client’s requirements, and you yourself as a

professional. It will take a long time before we get to the British level of detail.

Ross: What are the drivers for increasing regulation? I understand the National Building Code was drawn up as a response to structural collapse?

Coker: Partly that, partly the collapse of buildings, but also people getting approval to build one thing and then building another, developers not using competent people to supervise. Now you have to have every stage of your building singed of by someone, a register of professional architect or engineers. He, or she, signs this, and if it comes down he know he is in big trouble. We also do use a lot of British standards here in terms of our design manuals. We use the geometric standards for things like staircases, door heights and these kinds of things. I don’t think we are working towards really defining everything, I mean you don’t even need an architect here just somebody who can make a building.

Ross: Do you use NBS?

Coker: We don’t use it religiously you may want to use it so spec out something in particular so we don’t use it - the industry here is not that well structured. Like most emerging markets and economies, the government here cannot over-regulate because it can’t get around to meeting the needs of everyone. I think regulation can only work in developed societies, where there’s pretty much a levelled playing field socially. So, I want to build a classroom in the country and I only have mud bricks, no-one is going to tell me I need proper flooring that is not harmful for children, because if they do, I can’t have my classroom. So its a very long, long, long way away from here, because there is so much that needs to be put in place first, before you can begin to set these standards. If you try to talk about low cost housing, well, there’s no such thing as low cost housing. Everything is expensive. Take a guy who is on sixty to seventy thousand (Naira) a month, 250 dollars a month, which is the average salary. How do you produce ‘affordable housing’ for that sector of the society and, when what they want is just to have a roof over their head? Whether or not its finished nicely, or if the windows open inwards or not, they’re not going to get caught up in that. The fundamental problem is basically ‘put a roof over their head’. To meet further requirements, you’d have to stall the whole housing project that’s going on. In developing societies and economies like Nigeria, over-regulation can slow down things tremendously. I think you’ve got to get to a certain level, a certain plateau - economically right across board – before you can now begin to put in all these benchmarks. But everybody has to get there first. So I don’t see that happening here.

Onabolu: We were just speaking to some lawyers, and even they find it difficult to locate the building regulations. So we went to the Ministry of Planning, and found it very difficult and time consuming to locate the regulations. Do you have a copy?

Coker: You know, it is always very difficult; information is never really easy to come across here. There are documents, Development Orders, which are the first stage of regulation in developing economies. They draw an outline of high density, low density, and all the heights. Whether you want commercial, institutional buildings. Those (regulations) are all there.

Onabolu: One of the things I have experienced is that there is a contradiction between these Development Orders and

the plot sizes. When you unpack the requirements – setback, number of cores you must have, all these kinds of things, you realise you can’t develop to the level specified. What is the basis of these regulations in the first place?

Coker: The major issue is fire, and the distance between buildings; there have been many arguments about how to go about it. We tend to use the British Fire Code, as a basis. Because of certain building styles we just sprinkle the whole building because we know that the fire guys will not be able to cope. High-rise buildings, the code says that all floors must be sprinkled from top to bottom, including car parks. We have limited resources to fight fires particularly on multi levels. Most cases the buildings are burnt to the ground.

Onabolu: This is the logic of ‘take away’. We take something, the regulations, but take them away from the scenario they were created in; the response time of the British fire brigade, and us such, it doesn’t work. This is what happens when a rule is appropriated and transferred somewhere else.

Coker: For example I know that in Britain (fire regulation) is based on response times, even in terms of storage tanks, and whether there will be enough water in pumps for a certain time. What we do is, we advise the client to just assume that he should sprinkle his entire building, its not in the Code, but the cost of a sprinkler system is not that much, so we might as well put it in there, because if there is a fire you will not be able to save the building.

Onabolu: This takes us back to responsibility; the consultant takes on a certain amount of responsibility on behalf of the client and that’s an ethical form of practice...

Coker: Yes, there is no regulation on how much water you need to provide for a block of thirty apartments with two hundred and forty residents. You’d go down with you engineer and allow for at least two or three days to allow for maintenance while new pumps were delivered. You’d factor that in. Here we don’t assume that if something breaks down, we’ll get it fixed tomorrow. Large apartment buildings are designed with large storage capacity, much more than will ever be needed. Basically our services are duplicated, because you need to back up the back, you don’t know when it’s going to go down.

Fred Coker
Managing Director,
Adedenyi Coker Consultants Limited, Lagos

Ross: In Britain, through regulation, the built environment has developed aesthetics of state responsibility. Is there aesthetics of personal responsibility?

Coker: I think that if you look at America, for instance, there is a lot more individuality in their architecture. Nobody’s house is the same on the road. They use the same material but there is a lot more freedom of expressing what you want. In Georgian Britain, and post-war Britain, you wanted to house everybody, and get it done fairly quickly, and you rolled out standards. I’m not sure people were allowed that freedom of expression, because there was this big leap from running around in streets of mud to a developed society. In Lagos, like America we find ourselves in the position that we can do whatever we like on our property. I think it’s a good thing, and in the long run it will probably bring about it’s own character which you will not be able to analyse and study until that time. You will not be able to tell if it’s good or bad, or better until that time.

Onabolu: So you don’t think more regulation would be beneficial?

Coker: We need regulation for a certain amount of order. Setting up broad parameters that everybody has to work within. You don’t want everything to be very dense, six storeys. What’s key though is that in setting out those broad standards, government has to sit down with all stake holders and has to make sure they get those parameters right. That is what the consultation period for these first buildings codes is all about. Overdevelopment is counterproductive. One guy builds ten units because the development plan allows it, when he should have done two. He thinks he’s going to make ten times the rent, but what happens is that he destroys environment, nobody wants to be there so at the end of the day it backfired, you know, this is where developers have to be managed because, yes, they are driven by profit.

Ross: Yes, there’s a redistributive question in regulation. It’s always distributing exposure to risk and profit. The planning system in Britain establishes your right to ‘enjoy’ your property. You’re not allowed to build ten storeys next to someone with two storeys because you’ll spoil your neighbour’s enjoyment. That is, regulation is about developing some sense of social consensus, developing a “level playing field” as you say.



Excerpts from an interview at Arbico Offices, 17th April 2012.

Onabolu: We want to open this interview in a slightly confrontational way, but it's not an antagonistic engagement. We are looking specifically at regulations and concepts of individual sovereignty. In Britain we have a great deal of regulation, which potentially absolves the individual of responsibility to a certain extent; the regulator carries the burden of certain responsibilities. In Nigeria, we don't have this kind of scenario. But it's not a scenario of a lack. We have less regulation but a stronger system of personal responsibility. The reason we're interested in Arbico is based on the assumption that Arbico's approach by the construction industry has nothing to do with any standards set up by the Nigerian industry, but on a broader collage of international standards. The Nigerian industry has a set of regulations, a set of protocols by which you must adhere to and some of them are based on British standards or an inheritance of some sort. Arbico is an interesting company because you've gone the extra mile of introducing some formalization with respect to health and safety, which are outwith of any strict regulatory protocol in Nigeria. In Britain these are strict protocols; you cannot go to a site without these operational devices on health and safety, high illumination jackets, hardhats, safety boots, etc. We don't have that framework for operations.

Folabi: I need to correct some of your assumptions; there are actually regulations in place, but it's enforcement that's lacking. With safety for example, there's a national Institute of Safety Professionals, who come up with the rules and procedures and so on. But it's not being enforced. There are some clients who because they are affiliated with international organisations have to bring international best practices to the local operations here.

Onabolu: This is for their own specific professional purposes?

Folabi: To use an example, Coca Cola, Nigerian Bottling Company (NBC), have strict procedures in their procurement department, which we are required to enforce. Another example is Exxon Mobil, they also have procedures, which must be complied with, because for them as a global organization, the risk of non-compliance is so enormous

that they have to ensure compliance even at a local level

Ross: Compliance or non-compliance with Nigerian regulations?

Folabi: With International Standards. What they have tried to do is make their standards cover all their operations, so that the requirements of the host nation have to apply here as well. There are international standards that are enforced at a local level.

Ross: How do these imported standards effect your own practice?

Folabi: They effect our own practice in that we are forced to provide additional resources, train more people, and provide all the safety equipment required for site operations. But it is also an interest for us, because we are also trying to achieve international best standards, we believe that if we meet the strictest standards, we should have no problems with clients and in the event of any additional regulatory protocols in the future.

Ross: It opens up a market for more work. Can you give me an example of what kind of additional training do you take on?

Folabi: For example, we have safety officers now who have a certification, so for 'Tool Box Talks', we have safety reports that we send into the office. We enforce 100% PPE usage; boots, vests and hardhats, and then for specialised work, welding, etc. we have specialized eyewear and so on. On some projects we are required to submit a method statements; for example, with NBC, we have to do that. We also have to do that on projects for the Heineken group, so like I said, it depends on the organisation; but what you are finding now is, a lot of international organizations insist that their local operations provide and meet those requirements. With enforcement however, locally I would say there is still a gap, and that if there was no gap, almost all the sites in Lagos would be shut down, because most won't meet with international standards, OSHA standards for example, they will all be in contravention of those. So the laws are there, the rules are there, it's just the enforcement that is still lacking.

Ross: So do you think these imported rules, OSHA for instance, that foreign companies are applying, are effective at improving safety?

Folabi: Absolutely, for example, I'm OSHA certified, so even for me the standards being put into the company have to meet OSHA requirements, for protection obviously, regardless of whether the client's require them, we as a company want to enforce them

Ross: That's interesting. Would I be right in saying your main motivation is because it opens a particular market for work or do you think it's motivated by, within Nigeria, a call for such regulations that have not been registered by the state?

Folabi: For us, it opens opportunities for work. The world is getting smaller now, so even a lot of the local operations, consultants and clients want to bring in international best practices. So as a company, if we don't have those systems in place, we would have a challenge competing in the future.

Ross: Would you say, and what I'm trying to get at, following Tolu's thesis, that by living and working in Nigeria you have a greater sense of personal responsibility and personal safety

than one has in Britain, one which we might see as potentially eroded by these standards?

Folabi: Most of the regulations we are working with here in terms of design are the British Standards. I think they need to be adapted to local conditions because they are not a one-size-fits-all solution. They need to be adapted, but enough work has not been done in determining where the exceptions are to be made.

Ross: That's very interesting, the point you make to me is the obvious one; how do you have standards that are not about 'one-size-fits-all'. Looking over the rules we studied in Britain (shows Folabi the document) could you comment as to whether these British standards would fit, in the Nigerian context? What kinds of Exceptions need to make?

Folabi: A point I would like to make is that regulation is good, but in Nigeria, where you have a gap with enforcement or application of regulation, you will find that it is because there have been little impact due to non-implementation of regulation. To take your window cleaning regulation (BS8213) we don't enforce this standard because we have had no problems with people falling out of windows. How effective is this regulations? Do we really need it? Also, in Lagos, we have a standard anti-burglar window, which makes this rule redundant.

Onabolu: So there is an educated, informed disregard for some standards.

Folabi: Ramps also, have not been enforced; I know that now a lot of them don't have ramps, most of them you have to lift a disabled person into the space.

Onabolu: They don't have levelled access. But another reason I think for not having levelled access is because we are prone to flooding. So there's a generic sort of attitude towards lifting the main access to the building to the property by at least 1 meter.

Ross: Do you have a lot of people in a wheelchairs in Nigeria?

Folabi: No, a wheelchair is expensive. I don't think we have a disability act. There's no voice. It's probably done only when you have international clients. But local companies, no. There is also a question of defining disability. We think we have very few people who are disabled by Nigerian standards, but by international standards they may be considered disabled.

Afolabi Aiyeola
Project Executive,
Arbico PLC (contractors)

Ross: In Britain, there is a new set of regulations called 'secure by design'. It requires divisions between public and private space should be legible, in terms of ownership, through things like gating and this kind of thing, and recommends anti-vagrancy designs.

Folabi: In Lagos, there is always a fence between properties. You have some fencing, barbed wire, and broken bottles on the top. This is not a problem in Lagos because it is not a problem to injure someone who is on your property. There's no law that says you can kill an intruder, but there's a relaxation of the law that if you were being attacked you can kill to protect yourself. Even though the possession of arms is illegal, you will not be tried for possessing arms in the event that somebody tried to enter your home. We have a lot of people homeless here, and we don't have shelters. But we do not have the extremes of weather. It is possible to live on the streets, and to carry out their activities. People who have some elements of dementia, for instance, are outcast. You see a lot of folks who are blind who think that because of that disability all they can do is live on the streets. The governor has banned street trading but that still goes on because none of them can afford to rent shops, and people don't have time to park and go to the shopping mall.

Ross: I think what's very interesting in this comparison is that, of course, we make a presumption that there is a shelter for a homeless person to go to, but that means that we also see someone sleeping on a bench as unacceptable. Whereas here, the limited support provided by the state leads to a kind of tolerance, a way of letting be; you can trade on the street because you have to make a living.

Onabolu: I think this attitude is negative, I think it's something we inherited. The gateman, the houseboy, they must stay outside, they are never allowed inside the house. We inherited it from the British. It's very strictly an inheritance. We have our own methods of serfdom, but it doesn't carry that aesthetic dimension of my car is going to be smelly or you are going to stain my clothes if you come too near me, but we have that now. There are rigorously invisible barriers and lines that are not crossed.

Liam Ross, *ESALA, Edinburgh*
Tolulope Onabolu, *Hylomorph, Lagos / ESALA, Edinburgh*

Research Assistants

Nicola Grant, Micheal Dargo, Liam Spencer, Zoe Herbert.

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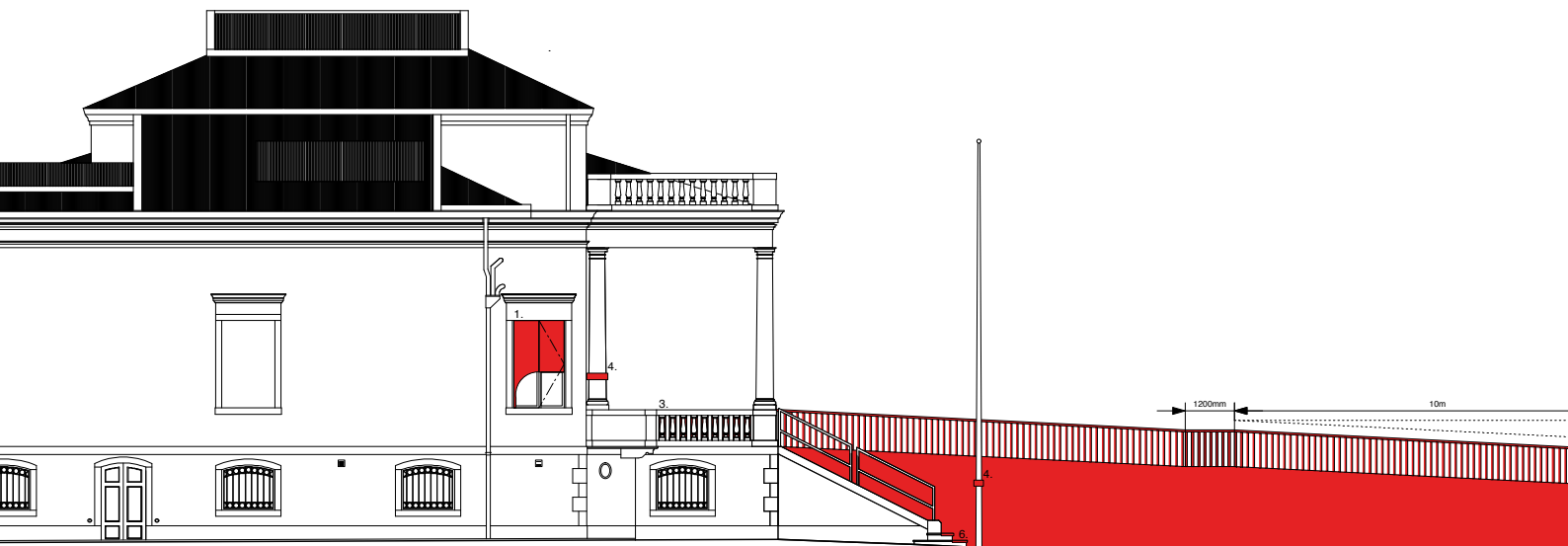


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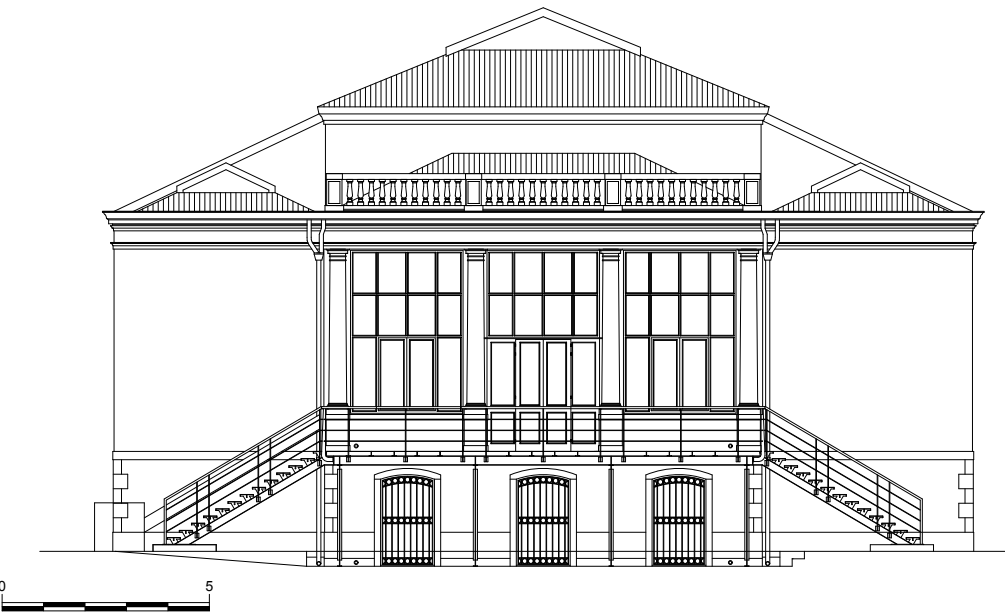
ESALA
Edinburgh College of Art
University of Edinburgh

<http://www.ed.ac.uk/schools-departments/edinburgh-college-art/architecture-landscape-architecture>
<http://www.hylomorph.com/>

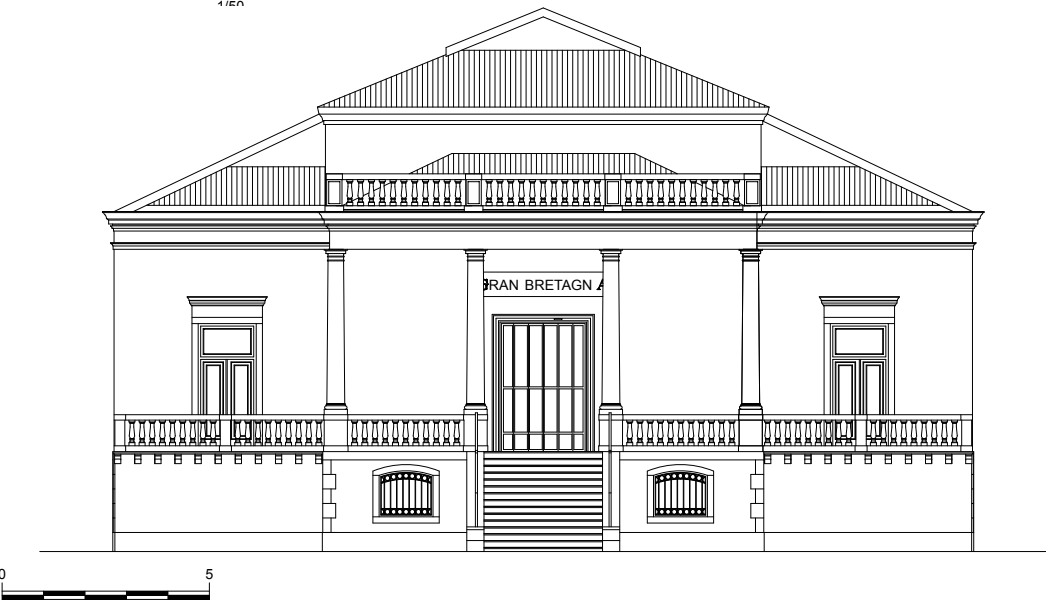
BRITISH STANDARDS at the **BRITISH PAVILION**



Plan of the British Pavilion, Giardini of the Venice Biennale, Venice
South-east, North-east, North-west & South-west elevations
D'Ambosi e Romanelli Architectti
Courtesy the British Council



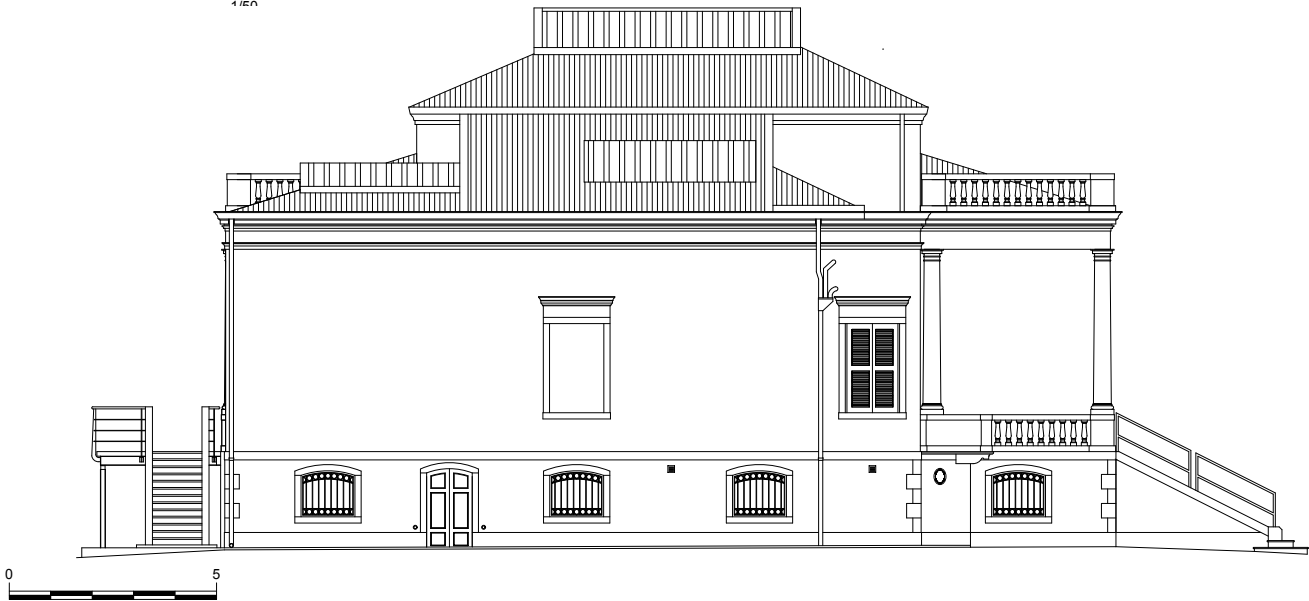
PROSPETTO SUD/EST - STATO ATTUALE - RILIEVO IN SCALA
1/50



PROSPETTO NORD/OVEST - STATO ATTUALE - RILIEVO IN
SCALA 1/50



PROSPETTO NORD/EST - STATO ATTUALE - RILIEVO IN SCALA
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PROSPETTO SUD/OVEST - STATO ATTUALE - RILIEVO IN SCALA
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D'AMBROSI e ROMANELLI ARCHITETTI
Dorsoduro 3480/a - 30123 Venezia - T. 041
710370

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PROSPETTI
Stato attuale

RILIEVO PLANIMETRICO DEL
PADIGLIONE DELLA GRAN BRETAGNA AI
GIARDINI DELLA BIENNALE DI VENEZIA
VENICE BIENNALE PAVILION



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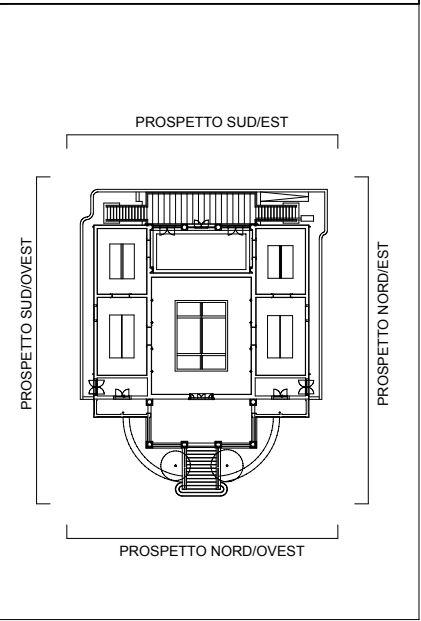
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COMMITTENTE: BRITISH COUNCIL
Palazzo del Drago - via delle Quattro
Fontane, 20

ARCHITETTO: D'Ambosi e Romanelli
Riccardo

DATA: GIUGNO/LUGLIO 2010

SCALA
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Preliminary Report, Building Warrant Application, British Pavillion, Venice
Report by Director of City Development on non-compliance of British Pavillion with Scottish Building Standards
Courtesy the City of Edinburgh Council

•EDINBURGH•
THE CITY OF EDINBURGH COUNCIL

REPORT ON PLANS LODGED FOR PRELIMINARY DISCUSSION PRIOR TO SUBMISSION
OF A BUILDING WARRANT

Applicant
Architect
Application Address
Description of Work

British Council
Liam Ross
British Pavillion, British Council, La Biennale di Venezia
Alterations to existing British Council Building

App Phone No.
Age Phone No.

Application
Lodged

Report
Date

Cleared Date

Plans borrowed
Date
Date
Date

BCO
BCO
BCO

Plans Returned
Date
Date
Date

BCO
BCO
BCO

Relaxations No(s)
Granted
Refused

Reg

REPORT BY DIRECTOR OF CITY DEVELOPMENT

Adjusted
by

Fire
2.9.37

In order to protect the occupants of a building from fire and smoke during evacuation, the external escape stair should be protected against the outbreak of fire from within the building. As the external stairs have a total rise of more than 1.6m, every part of the external walls including fixed windows or glazing, within 2m of the escape stairs, should have a short duration of fire resistance.

2.11.8

It is important that any outbreak of fire in a premise is detected at an early stage in order that occupants once alerted can commence evacuation of the premises as soon as possible. There should also be means so that anyone in the building, who discovers a fire, can alert others to the existence of the fire. A category L1, L2, L3 or M system, should be installed in the building. An assessment should be carried out to determine the appropriate category. The occupant capacity of the building will influence the type of system required. Please state the occupant capacity and fully specify the system in accordance with BS 5939: Part 1: 2002.

Environ't
3.12

It is important that the sanitary facilities in a building address the needs of the occupants and visitors, both in terms of availability and accessibility. Facilities should be sufficient in number to prevent queuing, other than in exceptional circumstances. The facilities should be located to prevent persons having to leave the building in order to gain access to the sanitary facilities.

Building Standards Report by
Colin Wishart
Tel 0131 529 4888
colin.wishart@edinburgh.gov.uk

Structural Engineer Report by
Robert Humble
Tel 0131 529 4889

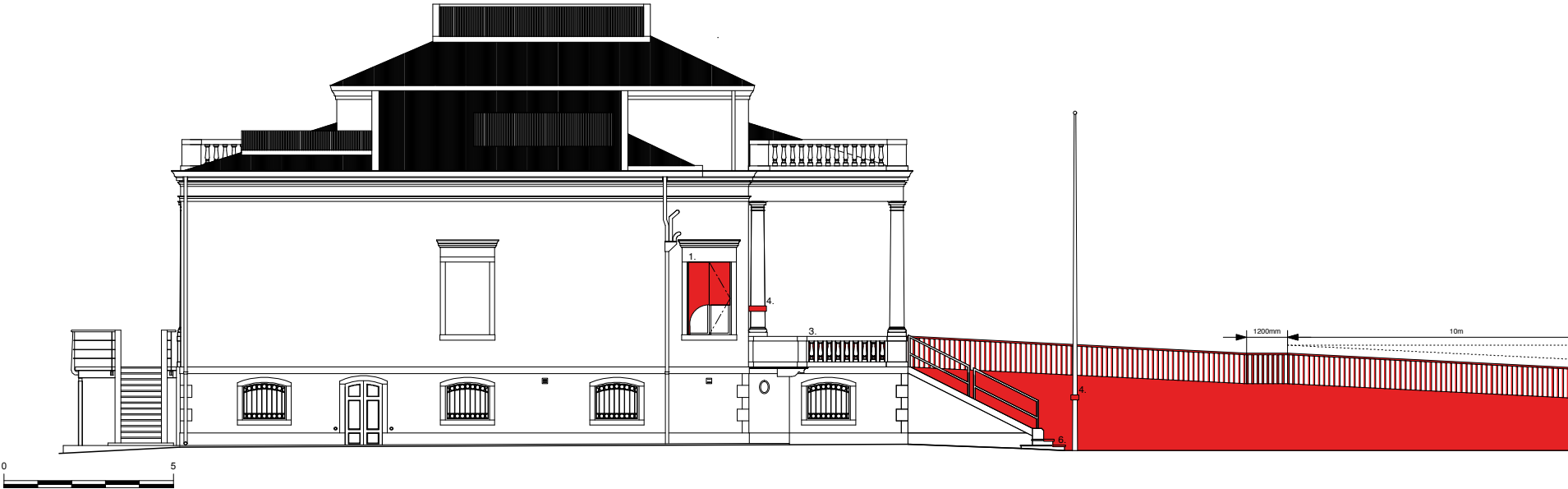
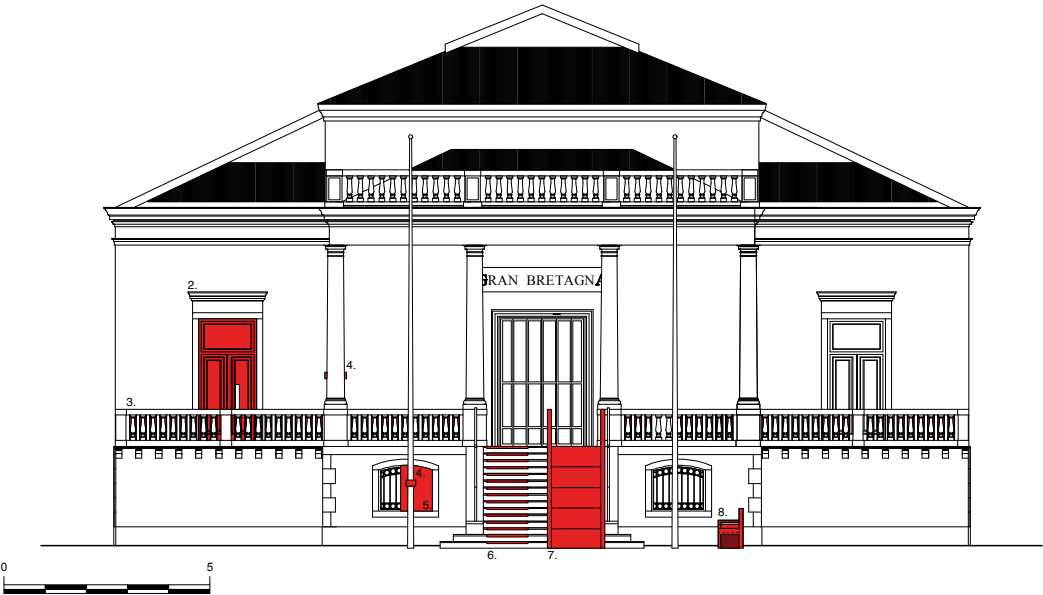
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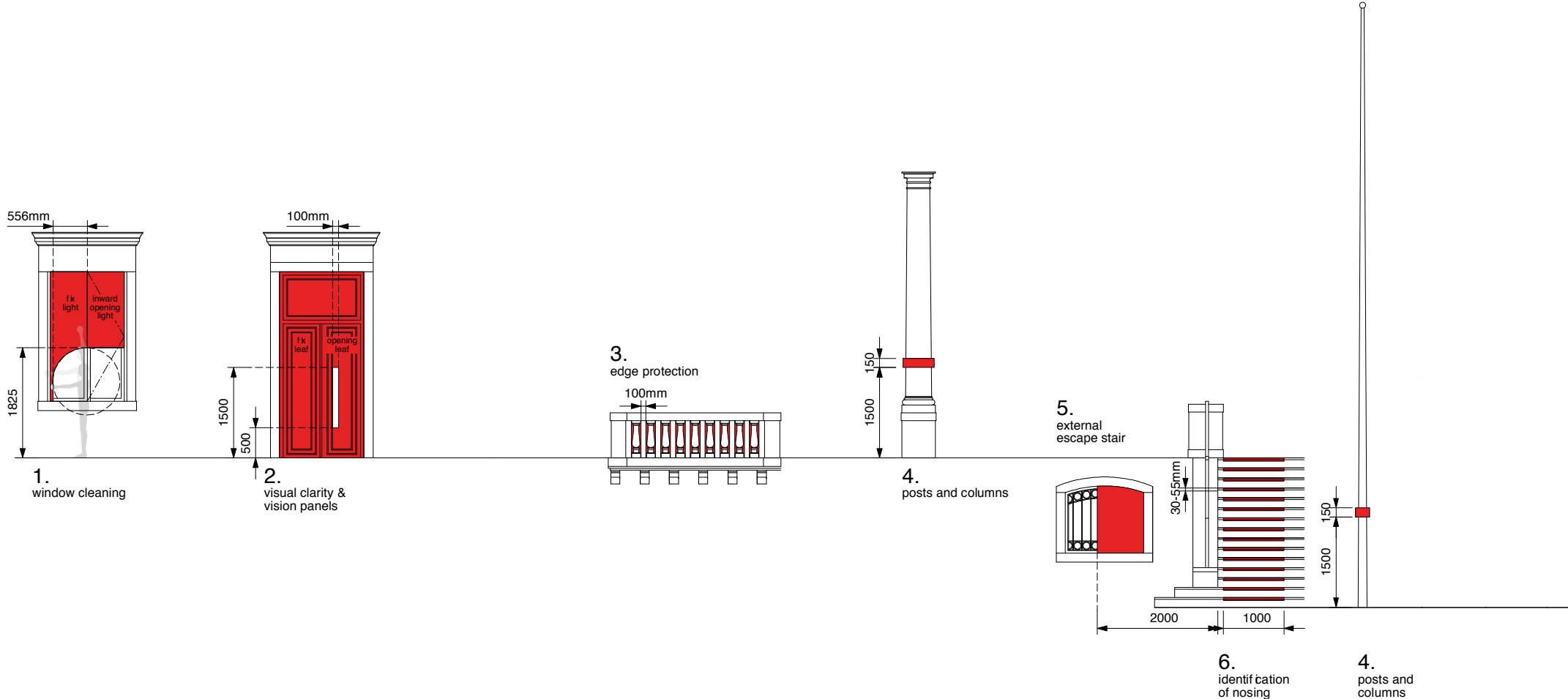
Page 1 of 3

REPORT ON PLANS LODGED FOR PRELIMINARY DISCUSSION PRIOR TO SUBMISSION
OF A BUILDING WARRANT
Continuation Page

Reg	CONTINUATION OF REPORT BY DIRECTOR OF CITY DEVELOPMENT	Adjusted by
Safety 4.1	Access in to the building should have an inclusive approach to ensure that the building is as accessible to as wide a range of people as possible. The provision of only stepped access would be unacceptable. Recognition could be given to the installation of a stair-lift to the principal entrance. The width of a pedestrian route to a building should reflect how it will be used. The clear width of the access in to the building should have a clear and unobstructed width of 1.2m. There are a number of locations where the widths achieved do not meet this requirement. However, as the narrow parts are over a short distance i.e. at the columns, the issue is no worse than would be achieved at a door. It would be recommended that the hazard is identified in some manner by contrasting colour or collar.	
4.1.5 & 4.3.10	The longer a pedestrian route, the greater the difficulty it can present to many people. Therefore, in addition to minimising gradients where possible, resting places should be provided with seating on long approaches to the building. For any access ramp provided into the building, landings should be provided at intervals between 2m and 10m dependent on the gradient of the proposed ramp.	
Safety 4.1.7 & 4.2.5	An entrance to a building that will be used as a principal means of access, including an entrance that provides access for staff, should be an accessible entrance, designed to present as little restriction to passage as possible. Any internal doors should be designed to a similar standard. Glazed vision panels should give a zone of visibility from a height of not more than 500mm to at least 1.5m above the finished floor level.	
Safety 4.4	Protective barriers are necessary to prevent people in and around buildings from an accidental fall. Any barrier should minimise the risk of persons falling though the gaps in the barrier. Any gaps in the barriers should prevent the passage of a 100mm diameter sphere.	

Proposed Intervention, British Pavillion, Venice
Eight proposed interventions at the British Pavillion in order to demonstrate compliance with British Standards
Liam Ross





1. window cleaning

Scottish Building Standard 4.8.3 / British Standard 8213: Design for safety in use and during cleaning of windows, including door-height windows and rooflights. Design for safe cleaning should accommodate the fifth percentile of the UK adult population, ensuring that all building users are able to clean both faces of any glazed surface without the need for over-extension when reaching, or the use of a step-ladder or extender. Window size should be limited so as to limit the maximum reach necessary to 1825mm reaching overhead, and 556mm reaching out.

Intervention: Fix-RH light shut. Board-up area not reachable within 556mm reach out. Board up LH light not reachable within 1825 from FFL.

2. visual clarity & vision panels

Scottish Building Standard 4.1.7 / British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people. The entrance door should contrast visually with its immediate surroundings. Entrance doors and lobby doors should have viewing panels to alert people approaching a door to the presence of another person on the other side. If a door has a single viewing panel, the minimum zone of visibility should be between 500 mm and 1 500 mm from the floor. Each individual viewing panel should be not less than 100 mm in width.

Intervention: Paint entrance door contrasting colour. Fix LH leaf shut. Replace panel in RH leaf with new panel including vision panel as specified.

3. edge protection

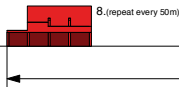
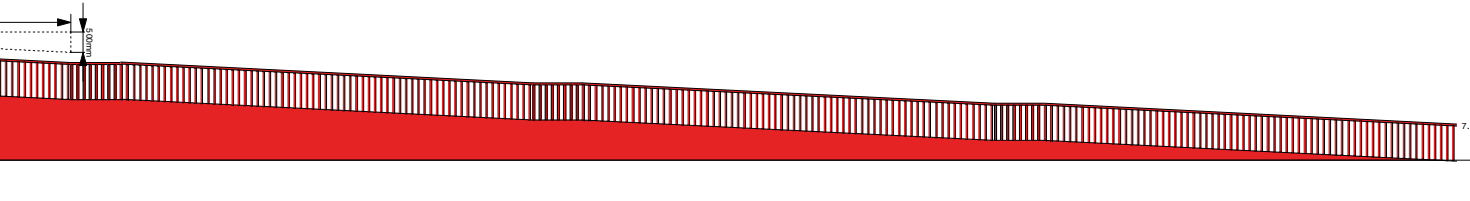
Scottish Building Standard 4.4 / British Standard 6180: Code of practice for protective barriers in and around buildings. Barriers should be designed so as to minimize the risk of persons falling, rolling, sliding or slipping through gaps in the barrier. In buildings which can be accessed by children under the age of 5, gaps in a barrier or infill should not be large enough to permit a sphere of 100 mm diameter to pass through.

Intervention: Provide profiled infill panels to reduce gaps between balusters to 100mm.

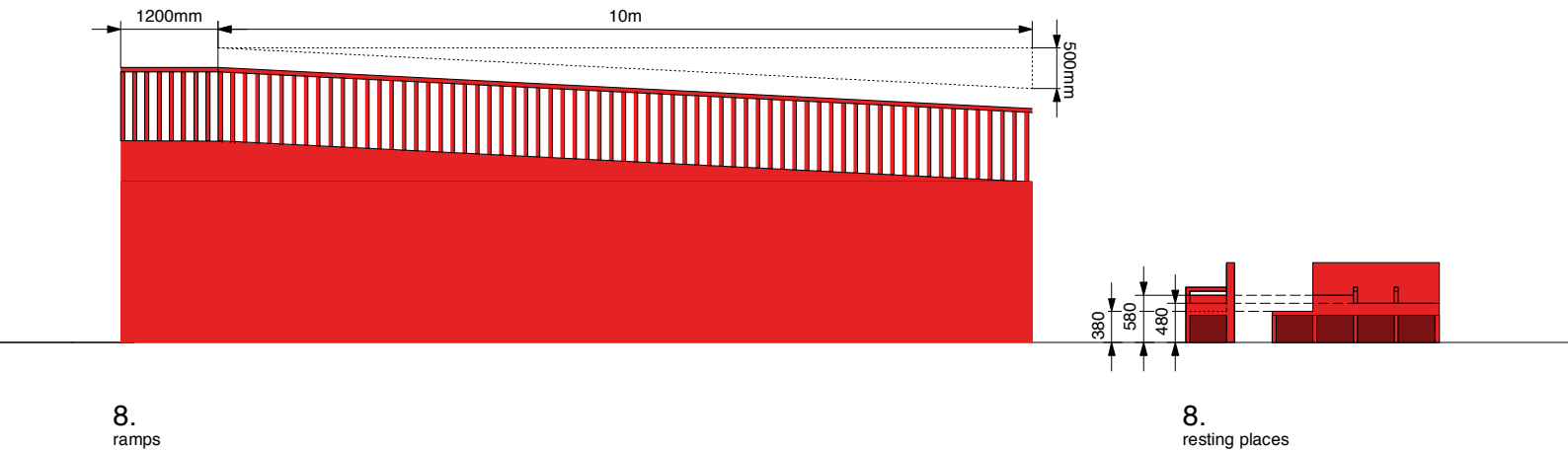
4. posts and columns

Scottish Building Standard 4.1 / British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people. Each free-standing post, e.g. a lighting column, within an access route should contrast visually with the background against which it is seen (it is desirable also to incorporate a band, 150 mm high, whose bottom edge is 1 500 mm above ground level, and which contrasts visually with the remainder of the column or post).

Intervention: Provide 150mm deep visually contrasting band to free standing column and flagpole.



50m



5. external escape stairs

Scottish Building Standard 2.9.37. In order to protect the occupants from fire and smoke during evacuation, the external escape stair should be protected against the outbreak of fire from within the building. Where an escape stair which has a total rise of more than 1.6 m, every part of the external wall including fixed windows or glazing not more than 2 m from the escape stair, should have a short fire resistance duration.

Intervention: *Board up basement window within 2m of external escape stair.*

6. stair width & identification of nosing

British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people. The width of a stair between handrails should be not less than 1 000 mm. Each step nosing should incorporate a permanently contrasting continuous material for the full width of the stair on both the tread and the riser to help blind and partially sighted people appreciate the extent of the stair and identify individual treads. The material should be 50 mm to 65 mm wide on the tread and 30 mm to 55 mm on the riser, and should contrast visually with the remainder of the tread and riser.

Intervention. *Paint / adhere 1m wide visually contrasting stair nosing to external entrance stair.*

7. ramp

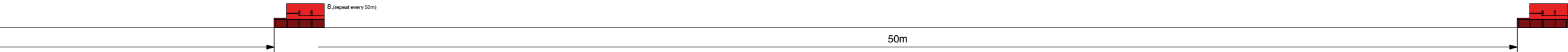
Scottish Building Standard 4.1.5 / British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people. This British Standard recommends that the approach to a building is level. If a change in level along the access route is unavoidable, it will be necessary to provide a sloped surface on which a wheelchair user can travel. The key issues in the design of a ramped access route are the gradients of flights and the distances between landings. Where the gradient is too steep or an individual flight too long, a wheelchair user might not have sufficient strength to propel him-†or herself up the slope.

Intervention: *Provide sloping surface to allow wheelchair access to ‘Piano Nobile’ (stair lift to rear of property not compliant). 1:20 pitch, 10m flights, 1.2m landing.*

8. resting places

Scottish Building Standard 4.1.5 / British Standard 8300: Design of buildings and their approaches to meet the needs of disabled people. Access routes on level ground should have resting places not more than 50 m apart for people with limited mobility. Seating in resting places should provide a variety of seat heights, ranging from 380 mm to 580 mm, within which a height of 480 mm is suitable for wheelchair users. Armrests should be provided to help people lower themselves onto the seat and stand up. Armrests should not be at the extreme end of the seat but set in so as not to restrict the lateral transfer from a wheelchair to the seating. They should also not restrict front or oblique transfer. A supportive back-rest should be incorporated for at least 50% of the length of the seat.

Intervention: *Provide bench every 50m from British Pavilion to nearest car-park. Design of bench to offer a variety of seat heights, and specified arm- and back-rests.*

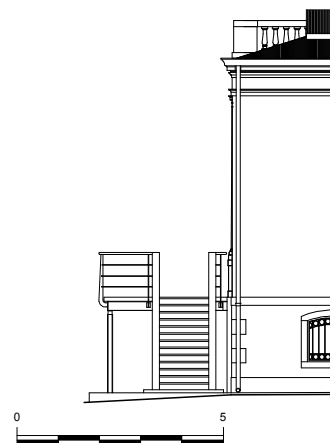
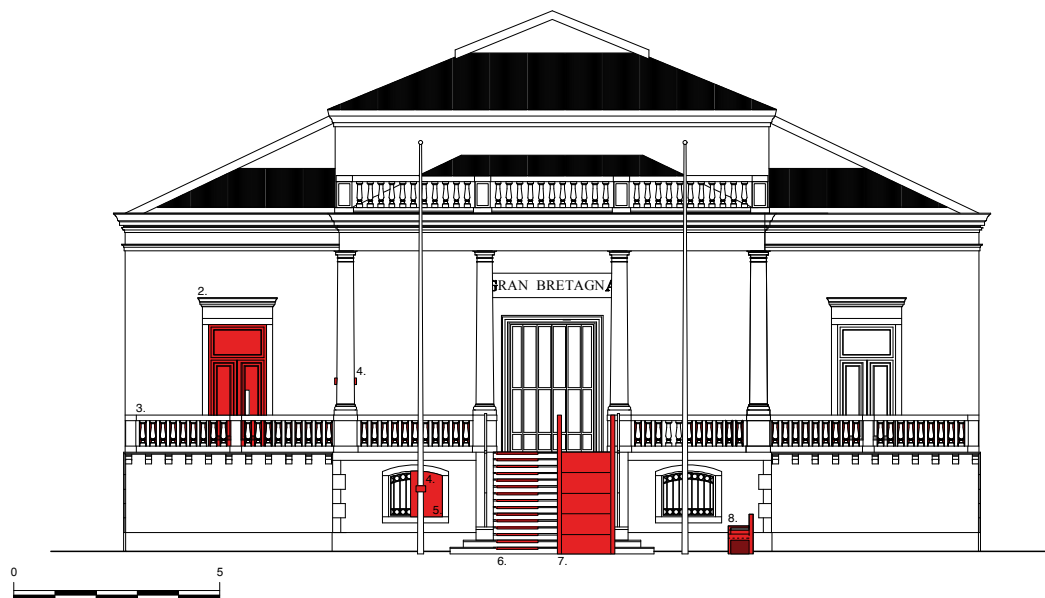






Liam Ross, *ESALA, Edinburgh*

Thanks to
Colin Wishart, *City of Edinburgh Council*



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